



THE HABITAT COMPANY

MEMORANDUM

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

FROM: Daniel E. Levin and
The Habitat Company LLC

DATE: January 20, 2009

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

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

Summary of Units and Financial Status

As of December 31, 2008, the Receiver had completed and transferred a total of 3,861 public housing units to the Chicago Housing Authority ("CHA"). 126 units were completed and transferred during the 4th Quarter of 2008, and a total of 314 units were completed and transferred in 2008. Of the total completed units, 1,813 units were from scattered site and demonstration programs, and 2,048 units were from replacement housing programs (see Table 1a of the Appendix). On December 24, 2008, we closed on the financing for Westhaven Park Phase 2C Rental ("Horner").

As of December 31, 2008, 178 public housing units were under construction and 2,328 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 \$312,225,303 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	120	55	2	177	0	0	0	177
Phase 2 For Sale	Planning Phase	8	0	0	8	68	177	245	253
Remaining Phases	Planning Phase	502	224	0	726	243	630	873	1,599
TOTALS	Completed	245	111	2	358	74	159	233	591
	Under Construction	0	0	0	0	0	0	0	0
	Planning Phase	510	224	0	734	311	807	1,118	1,852
	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. The first CHA units were completed and transferred in March 2008, and the final units were completed and transferred in December 2008.

Homeownership -- Pre-sales continue to be 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 sometime in 2009, but exactly when is to be determined.

Demolition

All of the buildings in Jane Addams have been demolished except for the one that may become a public housing museum. The demolition of the row houses south of Roosevelt along Ashland were scheduled to be demolished in late 2008, but the schedule has been extended 180 days to better accommodate relocation.

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
Parkside 1 Condo	Completed	45	0	0	45	2	18	20	65
Parkside 1 Condo	Under Construction	27	0	0	27	12	175	187	214
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	179	0	0	179	0	0	0	179
TOTALS	Completed	333	51	67	451	45	1,196	1,241	1,692
	Under Construction	62	48	28	138	12	175	187	325
	Planning Phase	305	69	47	421	15	132	147	568
	TOTAL UNITS	700	168	142	1,010	72	1,503	1,575	2,585

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 were completed in December 2007, and the remaining units are scheduled to be completed in 2009.

Parkside is participating in the "Find Your Place in Chicago" marketing program, which is a joint effort of the City of Chicago and the Partnership for New Communities. As of January 2009, at the Plan For Transformation sites there were forty-nine contracts from the program, four of which had already closed, with additional closings scheduled for January and February.

Phase 1 Rental -- The closing on the financing occurred on August 15, 2007. All of the CHA units are scheduled to be completed in the 1st Quarter of 2009.

Phase 2 Rental -- The developers are working to close on the financing for Phase 2 Rental in late 2009.

Kimball Hill declared bankruptcy in 2008. Holsten and Kimball Hill have reached an agreement for Holsten to acquire Kimball Hill's interest at Parkside, and Holsten would complete the project.

825 N. Hudson

The Receiver and CHA were unable to successfully negotiate with the developer to acquire two (2) units in this 4-story, 19-unit condominium mid-rise and have taken these units off of the schedule.

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 2c Rental	Under Construction	46	32	14	92	0	0	0	92
Westhaven Park 2b Sale	Planning Phase	0	0	0	0	18	68	86	86
Westhaven Park 2c Sale	Planning Phase	0	0	0	0	7	83	90	90
Westhaven Park 2d Rental	Planning Phase	21	0	0	21	0	0	0	21
TOTALS	Completed	191	61	64	316	19	120	139	455
	Under Construction	46	32	14	92	0	0	0	92
	Planning Phase	21	0	0	21	25	151	176	197
	TOTAL UNITS	258	93	78	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 and transferred in November 2007, and the final units were completed and transferred in July 2008.

Phase 2c Rental

The closing on the financing for Phase 2c Rental occurred on December 24, 2008. The first CHA units are scheduled to be completed in the 4th Quarter of 2009, and the final units are scheduled to be completed in 2010.

Homeownership

Pre-sales continue to be 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 sometime in 2009, but exactly when is to be determined. Westhaven Park is participating in the "Find Your Place in Chicago" marketing program.

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	85	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 CHA units were completed and transferred in April 2008, and the final units were completed and transferred in August 2008. Lake Park Crescent is participating in the "Find Your Place in Chicago" marketing program.

Phase 2 -- The Davis Group will present its refined building designs to the Working Group and the community during the 1st Quarter of 2009. They are also considering some revisions to the unit mix in response to current market conditions. Once they have completed this community process, they will be able to project a schedule to close on the financing for Phase 2A.

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	Awaiting Pre-Sales	0	0	0	0	9	55	64	64
Phase 2A Rental	Completed	31	20	17	68	0	0	0	68
Phase 2A Rental	Under Construction	50	41	40	131	0	0	0	131
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 2C Rental	Planning Phase	18	18	12	48	0	0	0	48
Phase 2 For Sale	Planning Phase	8	0	0	8	78	181	259	267
TOTALS	Completed	157	124	112	393	18	42	60	453
	Under Construction	50	41	40	131	9	55	64	195
	Planning Phase	84	77	61	222	78	181	259	481
	TOTAL UNITS	291	242	213	746	105	278	383	1,129

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

Phase 2B-1 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 Phase 2B-1. They expect to close on the financing in the 1st Quarter of 2009.

Phase 2C Rental The developers have proposed a Phase 2C, which will be a 48-unit, mixed-use, mid-rise building. This phase will add 18 more CHA units above and beyond the HOPE VI Grant commitment of 273 CHA units.

Homeownership Pre-sales continue to be adversely affected by the current trends in the housing market. Granite expects to have sufficient pre-sales to continue construction of the homeownership units sometime in 2009, but exactly when is to be determined.

Oakwood Shores is participating in the "Find Your Place in Chicago" marketing program. Granite is also 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.

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	33	27	14	74	0	0	0	74
Phase C2 Rental	Under Construction	19	16	8	43	0	0	0	43
Phase A1 Rental	Completed	83	68	30	181	0	0	0	181
Phase A2 Rental	Planning Phase	60	50	28	138	0	0	0	138
Phase A1 & A2 For Sale	Planning Phase	0	0	0	0	9	74	83	83
TOTALS	Completed	226	243	119	588	0	0	0	588
	Under Construction	19	16	8	43	0	0	0	43
	Planning Phase	0	0	0	0	9	74	83	83
	TOTAL UNITS	245	259	127	631	9	74	83	714

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 CHA units were completed and transferred in August 2008, and the final units are scheduled to be completed and transferred in the 1st Quarter of 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 model units in the Spring of 2009.

Phase A2 Rental Brinshore-Michaels applied 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")

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 1 For Sale	Completed	0	0	0	0	0	31	31	31
Phase 1 For Sale	Awaiting Pre-Sales	0	0	0	0	11	24	35	35
Phase 2	Planning Phase	67	31	14	112	24	47	71	183
Remaining Phases	Planning Phase	116	106	26	248	25	129	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	11	24	35	35
	Planning Phase	183	137	40	360	49	176	225	585
	TOTAL UNITS	260	190	50	500	60	302	362	862

Homeownership 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.

Phase 2 East Lake submitted an application for low income housing tax credits to the Illinois Housing Development Authority ("IHDA") in December 2008. If the tax credits are awarded, East Lake expects to close on the financing for Phase 2 Rental in late 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	46	0	0	46	27	85	112	158
Phase 1B	Under Construction	1	0	0	1	0	0	0	1
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	73	53	0	126	27	85	112	238
	Under Construction	1	0	0	1	0	0	0	1
	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 46 CHA units have been completed. In response to current market conditions, the developers plan to revise the unit mix in Phase 1B, reducing the number of homeowner units and increasing the number of rental units. Park Boulevard is participating in the "Find Your Place in Chicago" marketing program.

Kimball Hill declared bankruptcy in 2008. The other partners are close to completing an agreement to acquire Kimball Hill's interest at Park Boulevard, and they would complete the project.

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 are working to close on the financing and begin construction in late 2009.

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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 December 31, 2008

Units Completed & Transferred

Year	# of Units Completed & Transferred													
	Scattered Site	Demonstration	Lawndale	ABLA	Cabrini	Horner 1	Horner 2	Lakefront Properties	Madden/Wells	Taylor 1996 Grant	Taylor 2001 Grant	Rockwell Gardens	Stateway 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				120	35		58	13	31	33	0	0	24	314
TOTALS	1,602	211	18	245	333	461	191	267	157	143	83	77	73	3,861

TOTAL UNITS COMPLETED & TRANSFERRED	3,861
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TAB 1b
Summary of Units Completed & Transferred
and Units In Development
as of December 31, 2008

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 Dec 31, 2008	0	62	46	0	50	19	0	0	1	178

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	893	305	21	174	84	89	214	183	365	2,328

TOTAL UNITS IN DEVELOPMENT	2,506
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GRAND TOTAL ALL UNITS	6,367
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TABLE 2a
Program Activity and Status
as of December 31, 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	120	Completed/Transferred
	Phase 2	8	Planning Phase
	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	245	Completed/Transferred
		0	Under Construction
		893	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	45	Completed/Transferred
IL06-URD-002-I294	Parkside of Old Town Condo	27	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
	TOTALS	333	Completed/Transferred
		62	Under Construction
		305	Planning Phase
		700	TOTAL UNITS

TABLE 2b
Program Activity and Status
as of December 31, 2008

Horner I --- 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	46	Under Construction
	Westhaven Park Phase 2d	21	Planning Phase
	TOTALS	191	Completed/Transferred
		46	Under Construction
		21	Planning Phase
		258	TOTAL UNITS

TABLE 2c
Program Activity and Status
as of December 31, 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 December 31, 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	31	Completed/Transferred
	Phase 2A Rental	50	Under Construction
	Phase 2A For Sale	8	Planning Phase
	Phase 2B-1 Rental	29	Planning Phase
	Phase 2B-2 Rental	29	Planning Phase
	Phase 2C Rental	18	Planning Phase
	TOTALS	157	Completed/Transferred
		50	Under Construction
		84	Planning Phase
		291	TOTAL UNITS

Note: Phase 2C would add an additional 18 units above the HOPE VI target.

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	33	Completed/Transferred
	Phase C2	19	Under Construction
	Phase C3	45	Planning Phase
	Phase C4	44	Planning Phase
	TOTALS	143	Completed/Transferred
		19	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	60	Planning Phase
	Phase A3	154	Planning Phase
	TOTALS	83	Completed/Transferred
		0	Under Construction
		214	Planning Phase
		297	TOTAL UNITS

TABLE 2e
Program Activity and Status
as of December 31, 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	46	Completed/Transferred
	Phase 1B	1	Under Construction
	Phase 1B	53	Planning Phase
	Phase 2A	32	Planning Phase
	Phase 2B	106	Planning Phase
	Phase 3	174	Planning Phase
	TOTALS	73	Completed/Transferred
		1	Under Construction
		365	Planning Phase
		439	TOTAL UNITS

TABLE 3a
Financial Summary by Program
as of December 31, 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 December 31, 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 December 31, 2008

Replacement Housing		
Program No.	Approved Budget	Cost (Income) To Date
<u>Horner I</u>		
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 *
Subtotal	\$57,199,191	\$57,204,351
<u>Lawndale</u>		
178	2,936,600	2,936,601 *
Subtotal	\$2,936,600	\$2,936,601
<u>Gautreaux Set Aside</u>		
190	\$3,431,377	\$3,365,776 *
227	\$219,129	\$220,007 *
228	\$2,298,129	\$2,198,542 *
229	\$9,701,871	\$9,135,948 *
Subtotal	\$15,650,506	\$14,920,273
<u>Washington Park Lakefront</u>		
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	2,140,704 *
237	5,334,242	231,097 *
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	164,662 *
210	0	0 *
211	4,465,714	4,481,473 *
177	0	0 *
Subtotal	\$47,256,732	\$41,228,431
<u>Cabrini</u>		
182	\$8,190,669	\$8,190,669 *
192	8,343,276	8,342,275 *
236	5,490,950	4,896,630 *
305	46,158,600	198,822 *
306	52,646,340	36,746 *
HOPE VI	40,000,000	28,598,556 *
Subtotal	\$160,829,835	\$50,263,698
<u>Stateway</u>		
223	\$59,751,903	\$12,375,218 *
<u>ABLA 1</u>		
HOPE VI	\$20,609,047	20,609,047 *
<u>ABLA 2</u>		
HOPE VI	\$28,273,000	21,122,634 *
Subtotal	\$48,882,047	\$41,731,681
<u>Horner 2</u>		
230	\$11,996,689	\$658,834 *
HOPE VI	\$18,039,000	18,038,244 *
Subtotal	\$18,039,000	\$18,038,244
<u>Taylor B</u>		
HOPE VI	\$19,092,948	18,333,576 *
Subtotal	\$19,092,948	\$18,333,576
<u>Madden/Wells</u>		
HOPE VI	\$33,000,000	25,658,525 *
Subtotal	\$33,000,000	\$25,658,525
<u>Rockwell</u>		
HOPE VI	\$33,500,000	\$14,392,999 *
Subtotal	\$33,500,000	\$14,392,999
<u>Taylor A</u>		
HOPE VI	\$33,250,000	\$15,141,706 *
Subtotal	\$33,250,000	\$15,141,706
TOTALS	\$469,636,859	\$312,225,303

* Program has been final audited.