



THE HABITAT COMPANY

**MEMORANDUM**

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

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

**DATE:** July 20, 2009

**SUBJECT:** CHA SCATTERED SITE AND REPLACEMENT HOUSING PROGRAMS  
Quarterly Report: Second Quarter, 2009

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We are pleased to submit the Quarterly Report for the Second Quarter of 2009 for the CHA Scattered Site and Replacement Housing Programs.

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

As of June 30, 2009, the Receiver had completed and transferred a total of 3,987 public housing units to the Chicago Housing Authority ("CHA"). 126 units were completed and transferred during the 1<sup>st</sup> and 2<sup>nd</sup> Quarters of 2009. Of the total completed units, 1,813 units were from scattered site and demonstration programs, and 2,174 units were from replacement housing programs (see Table 1a of the Appendix). The closing on the financing for Oakwood Shores Phase 2B-1 Rental occurred on July 16, 2009. The closing will be reflected in Tables #1 and #2 in the 3<sup>rd</sup> Quarter Report.

The pace of home sales at the mixed income redevelopments has been generally consistent with local and national trends. While traffic at the sites is good, interested buyers are having difficulty obtaining mortgages in the current lending environment. Together with the project developers, CHA, the Receiver and others have asked HUD to modify some FHA rules to make it easier for qualified buyers to obtain mortgages. The civic community is helping through the ongoing Partnership for New Communities' "Find Your Place in Chicago" program, which has generated 34 closings, 18 pending contracts, and 5 reservations as of July 2009.

As of June 30, 2009, 59 public housing units were under construction and 2,321 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 \$494,332,389 has been budgeted and \$315,713,048 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
<b>TOTALS</b>	<b>Completed</b>	<b>245</b>	<b>111</b>	<b>2</b>	<b>358</b>	<b>74</b>	<b>159</b>	<b>233</b>	<b>591</b>
	<b>Under Construction</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Planning Phase</b>	<b>510</b>	<b>224</b>	<b>0</b>	<b>734</b>	<b>311</b>	<b>807</b>	<b>1,118</b>	<b>1,852</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 3**

Related Midwest has accelerated the planning for Phase 3. It had been delayed due to issues regarding the availability of Tax Increment Financing that have now been resolved. It plans to apply for low income housing tax credits in 2010.

### **Demolition**

All of the buildings in Jane Addams have been demolished except for the one that may become a public housing museum. The Grace Abbott row houses, which are south of Roosevelt Road along Ashland Avenue, have now been vacated and are slated for demolition along with the Area D buildings before the end of the year.



## Cabrini Replacement Housing

**Developers** Holsten Development Company

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 Rental	Completed	35	48	28	111	0	0	0	111
Parkside 1 Condo	Completed	66	0	0	66	13	184	197	263
Parkside 1 Condo	Under Construction	6	0	0	6	1	9	10	16
Parkside 2	Planning Phase	126	69	47	242	15	132	147	389
Sites Undetermined	Planning Phase	179	0	0	179	0	0	0	179
<b>TOTALS</b>	<b>Completed</b>	<b>389</b>	<b>99</b>	<b>95</b>	<b>583</b>	<b>56</b>	<b>1,362</b>	<b>1,418</b>	<b>2,001</b>
	<b>Under Construction</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>1</b>	<b>9</b>	<b>10</b>	<b>16</b>
	<b>Planning Phase</b>	<b>305</b>	<b>69</b>	<b>47</b>	<b>421</b>	<b>15</b>	<b>132</b>	<b>147</b>	<b>568</b>
	<b>TOTAL UNITS</b>	<b>700</b>	<b>168</b>	<b>142</b>	<b>1,010</b>	<b>72</b>	<b>1,503</b>	<b>1,575</b>	<b>2,585</b>

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

Phase 1 Rental -- The closing on the financing occurred on August 15, 2007. The first CHA units were completed and transferred in February 2009, and the final CHA units were completed and transferred in April 2009.

Phase 1 Condo -- The closing on the financing for the Phase 1 Condo project occurred on October 13, 2006. 66 of the CHA units had been completed and transferred as of February 2009, and remaining six units are scheduled to be completed and transferred in the 3rd 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. The agreement was approved by the bankruptcy court in the 2nd Quarter of 2009.

## 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
<b>TOTALS</b>	<b>Completed</b>	<b>191</b>	<b>61</b>	<b>64</b>	<b>316</b>	<b>19</b>	<b>120</b>	<b>139</b>	<b>455</b>
	<b>Under Construction</b>	<b>46</b>	<b>32</b>	<b>14</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>92</b>
	<b>Planning Phase</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>25</b>	<b>151</b>	<b>176</b>	<b>197</b>
	<b>TOTAL UNITS</b>	<b>258</b>	<b>93</b>	<b>78</b>	<b>429</b>	<b>44</b>	<b>271</b>	<b>315</b>	<b>744</b>

### **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.



## 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	47	43	27	117	13	53	66	183
Lake Park Crescent 2B	Planning Phase	0	0	0	0	23	63	86	86
<b>TOTALS</b>	<b>Completed</b>	<b>267</b>	<b>85</b>	<b>43</b>	<b>395</b>	<b>68</b>	<b>179</b>	<b>247</b>	<b>642</b>
	<b>Under Construction</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Planning Phase</b>	<b>47</b>	<b>43</b>	<b>27</b>	<b>117</b>	<b>36</b>	<b>116</b>	<b>152</b>	<b>269</b>
	<b>TOTAL UNITS</b>	<b>314</b>	<b>128</b>	<b>70</b>	<b>512</b>	<b>104</b>	<b>295</b>	<b>399</b>	<b>911</b>

### **Lake Park Crescent**

Phase 2 -- The Davis Group presented a revised mid-rise design to the North Kenwood Oakland Community Conservation Council and to the Lake Park Crescent Working Group that incorporated suggestions from both groups. Both groups accepted the revised design, clearing the way for the architects to begin preparing construction drawings. The Davis Group is revising the project financing and schedule and hopes to close on the financing for Phase 2A in 2010.



## 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	81	61	57	199	0	0	0	199
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
<b>TOTALS</b>	<b>Completed</b>	<b>207</b>	<b>165</b>	<b>152</b>	<b>524</b>	<b>18</b>	<b>42</b>	<b>60</b>	<b>584</b>
	<b>Under Construction</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Planning Phase</b>	<b>84</b>	<b>77</b>	<b>61</b>	<b>222</b>	<b>78</b>	<b>181</b>	<b>259</b>	<b>481</b>
	<b>TOTAL UNITS</b>	<b>291</b>	<b>242</b>	<b>213</b>	<b>746</b>	<b>96</b>	<b>223</b>	<b>319</b>	<b>1,065</b>

**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 were completed and transferred on June 30, 2009.

The developer had sufficient funds remaining in the contingency to install solar panels on the mid-rise building and increase the area of the green roofs.

**Phase 2B-1 Rental** The closing on the financing for Phase 2B-1 Rental occurred on July 16, 2009. This will be reflected in the tables in the 3rd Quarter Report. The first units are scheduled to be completed and transferred during the 3rd Quarter of 2010.

**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.



## 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	52	43	22	117	0	0	0	117
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	12	71	83	83
<b>TOTALS</b>	<b>Completed</b>	<b>245</b>	<b>259</b>	<b>127</b>	<b>631</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>631</b>
	<b>Under Construction</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Planning Phase</b>	<b>60</b>	<b>50</b>	<b>28</b>	<b>138</b>	<b>12</b>	<b>71</b>	<b>83</b>	<b>221</b>
	<b>TOTAL UNITS</b>	<b>305</b>	<b>309</b>	<b>155</b>	<b>769</b>	<b>12</b>	<b>71</b>	<b>83</b>	<b>852</b>

**Phase C2 Rental** The closing on the financing for Phase C2, which is off-site, occurred on December 10, 2007. The first CHA units were completed and transferred in August 2008, and the final units were completed and transferred in February 2009.

**Phase A2 Rental** The Illinois Housing Development Authority ("IHDA") awarded Brinshore-Michaels low income housing tax credits for Phase A2 Rental in March 2009. Brinshore-Michaels expects to close on the financing for Phase A2 Rental in late July 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 Rental	Planning Phase	65	33	14	112	0	0	0	112
Remaining Phases	Planning Phase	118	104	26	248	49	176	225	473
<b>TOTALS</b>	<b>Completed</b>	<b>77</b>	<b>53</b>	<b>10</b>	<b>140</b>	<b>0</b>	<b>102</b>	<b>102</b>	<b>242</b>
	<b>Under Construction</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Awaiting Pre-Sales</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>24</b>	<b>35</b>	<b>35</b>
	<b>Planning Phase</b>	<b>183</b>	<b>137</b>	<b>40</b>	<b>360</b>	<b>49</b>	<b>176</b>	<b>225</b>	<b>585</b>
	<b>TOTAL UNITS</b>	<b>260</b>	<b>190</b>	<b>50</b>	<b>500</b>	<b>60</b>	<b>302</b>	<b>362</b>	<b>862</b>

### **Phase 2**

The Illinois Housing Development Authority ("IHDA") awarded East Lake low income housing tax credits for Phase 2 Rental in March 2009. East Lake had been delayed getting its Planned Development ("PD") zoning designation as it worked with the Alderman and community stakeholders on the plan for Phase 2. The PD designation has moved forward, and 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	47	0	0	47	27	78	105	152
Phase 1B	Under Construction	7	0	0	7	0	0	0	7
Phase 2	Planning Phase	138	43	5	186	40	177	217	403
Remaining Phases	Planning Phase	220	97	0	317	174	183	357	674
<b>TOTALS</b>	<b>Completed</b>	<b>74</b>	<b>53</b>	<b>0</b>	<b>127</b>	<b>27</b>	<b>78</b>	<b>105</b>	<b>232</b>
	<b>Under Construction</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>
	<b>Planning Phase</b>	<b>358</b>	<b>140</b>	<b>5</b>	<b>503</b>	<b>214</b>	<b>360</b>	<b>574</b>	<b>1,077</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** Phase 1B has been redefined as the number of units that have been constructed -- a total of 159 units, including 54 CHA units and 105 homeowner units. Some of the former Phase 1B units will become part of Phase 2. The final 7 CHA units will be transferred upon completion of the changes to Phase 1B documents in September 2009.

**Phase 2** In September 2008, HUD awarded a \$20 million HOPE VI Grant to CHA and the Receiver for Park Boulevard Phase 2. A revised Phase 2 plan was submitted it to HUD in late April 2009, as required by the grant agreement.

**Metra Station** Construction began on a new Metra station at 35th Street on the western edge of the Park Boulevard site. The station is scheduled to be completed by Fall 2010. When completed, it will be a great new amenity for Park Boulevard and other Bronzeville residents.

cc: Counsel of Record in Gautreaux  
Counsel of Record in Horner  
Mark Segal  
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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 June 30, 2009

**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
2009					56				50	19			1	126
TOTALS	1,602	211	18	245	389	461	191	267	207	162	83	77	74	3,987

**TOTAL UNITS COMPLETED & TRANSFERRED**

**3,987**



**TABLE 1b**  
**Summary of Units Completed & Transferred**  
**and Units In Development**  
as of June 30, 2009

**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 June 30, 2009	0	6	46	0	0	0	0	0	7	59

**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	358	2,321

<b>TOTAL UNITS IN DEVELOPMENT</b>	<b>2,380</b>
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<b>GRAND TOTAL ALL UNITS</b>	<b>6,367</b>
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**TABLE 2a**  
**Program Activity and Status**  
**as of June 30, 2009**

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 Rental	35	Completed/Transferred
IL06-URD-002-I294	Parkside of Old Town Condo	66	Completed/Transferred
IL06-URD-002-I294	Parkside of Old Town Condo	6	Under Construction
IL06-URD-002-I294	Parkside of Old Town 2	126	Planning Phase
	Sites To Be Determined	179	Planning Phase
	TOTALS	389	Completed/Transferred
		6	Under Construction
		305	Planning Phase
		700	TOTAL UNITS



**TABLE 2b**  
**Program Activity and Status**  
**as of June 30, 2009**

<b>Horner I --- 461 CHA Units</b>			
<b>Program No.</b>	<b>Name</b>	<b># of Units</b>	<b>Status</b>
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>

<b>Horner 2 ("Westhaven Park") --- 258 CHA Units</b>			
<b>Program No.</b>	<b>Name</b>	<b># of Units</b>	<b>Status</b>
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
	<b>TOTALS</b>	<b>191</b>	<b>Completed/Transferred</b>
		<b>46</b>	<b>Under Construction</b>
		<b>21</b>	<b>Planning Phase</b>
		<b>258</b>	<b>TOTAL UNITS</b>



**TABLE 2c**  
**Program Activity and Status**  
**as of June 30, 2009**

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
		<b>22</b>	<b>SUBTOTAL</b>
IL06-P002-184	North Kenwood/Oakland	33	Completed/Transferred
	Scattered	<b>33</b>	<b>SUBTOTAL</b>
IL06-P002-206	North Kenwood/Oakland	21	Completed/Transferred
	Scattered	<b>21</b>	<b>SUBTOTAL</b>
IL06-P002-208	North Kenwood/Oakland	12	Completed/Transferred
	Scattered (Shakespeare)	<b>12</b>	<b>SUBTOTAL</b>
IL06-P002-194	West Ridge/Rogers Park	38	Completed/Transferred
	Scattered	<b>38</b>	<b>SUBTOTAL</b>
IL06-P802-193	North Kenwood/Oakland	60	Completed/Transferred
IL06-P802-235	Lake Park Crescent	13	Completed/Transferred
IL06-P802-237		47	Planning Phase
		<b>120</b>	<b>SUBTOTAL</b>
IL06-P002-211	North Kenwood/Oakland	30	Completed/Transferred
	Jazz on the Boulevard	<b>30</b>	<b>SUBTOTAL</b>
IL06-P002-207	Keystone Place	38	Completed/Transferred
	(Woodlawn)	<b>38</b>	<b>SUBTOTAL</b>
IL06-P002-209	North Kenwood/Oakland	3	Planning Phase
	Scattered	<b>3</b>	<b>SUBTOTAL</b>
	Outside N. Kenwood/Oakland	124	Planning Phase
	Scattered	<b>124</b>	<b>SUBTOTAL</b>
	<b>TOTALS</b>	<b>267</b>	<b>Completed/Transferred</b>
		<b>0</b>	<b>Under Construction</b>
		<b>174</b>	<b>Planning Phase</b>
		<b>441</b>	<b>TOTAL UNITS</b>



**TABLE 2d**  
**Program Activity and Status**  
**as of June 30, 2009**

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	81	Completed/Transferred
	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
	<b>TOTALS</b>	<b>207</b>	<b>Completed/Transferred</b>
		<b>0</b>	<b>Under Construction</b>
		<b>84</b>	<b>Planning Phase</b>
		<b>291</b>	<b>TOTAL UNITS</b>

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	52	Completed/Transferred
	Phase C3	45	Planning Phase
	Phase C4	44	Planning Phase
	<b>TOTALS</b>	<b>162</b>	<b>Completed/Transferred</b>
		<b>0</b>	<b>Under Construction</b>
		<b>89</b>	<b>Planning Phase</b>
		<b>251</b>	<b>TOTAL UNITS</b>

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
	<b>TOTALS</b>	<b>83</b>	<b>Completed/Transferred</b>
		<b>0</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 June 30, 2009**

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	47	Completed/Transferred
	Phase 1B	7	Under Construction
	Phase 2	138	Planning Phase
	Remaining Phases	220	Planning Phase
	TOTALS	74	Completed/Transferred
		7	Under Construction
		358	Planning Phase
		439	TOTAL UNITS



**TABLE 3a**  
**Financial Summary by Program**  
**as of June 30, 2009**

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 June 30, 2009**

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 *
<b>TOTALS</b>	<b>\$34,277,933</b>	<b>\$33,631,352</b>

\* Program has been final audited.



**TABLE 3c**  
Financial Summary by Program  
as of June 30, 2009

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	\$2,177,348 *
229	\$9,701,871	\$9,357,149 *
Subtotal	\$15,650,506	\$15,120,280
<u>Washington Park</u>		
<u>Lakefront</u>		
180	\$4,294,542	\$3,801,049 *
184	4,040,536	4,040,536 *
193	10,193,838	10,192,839 *
235	2,152,980	2,119,853 *
237	5,334,242	1,029,213 *
194	5,882,353	5,882,353 *
205	0	0 *
206	2,509,553	2,509,553 *
207	6,638,930	6,600,711 *
208	1,151,694	1,152,607 *
209	592,350	191,152 *
210	0	0 *
211	4,465,714	4,466,222 *
177	0	0 *
Subtotal	\$47,256,732	\$41,986,088
<u>Cabrini</u>		
182	\$8,190,669	\$8,190,669 *
192	8,343,276	8,342,275 *
236	5,490,950	4,929,584 *
305	46,158,600	235,974 *
306	52,646,340	47,223 *
307	7,055,865	6,246 *
308	17,639,665	76,603 *
HOPE VI	40,000,000	28,703,264 *
Subtotal	\$185,525,365	\$60,531,838
<u>Stateway</u>		
223	\$59,751,903	\$12,599,174 *
<u>ABLA 1</u>		
HOPE VI	\$20,609,047	20,611,056 *
<u>ABLA 2</u>		
HOPE VI	\$28,273,000	21,359,328 *
Subtotal	\$48,882,047	\$41,970,384
<u>Horner 2</u>		
230	\$8,890,409	\$3,002,748 *
HOPE VI	\$18,039,000	18,038,246 *
Subtotal	\$18,039,000	\$18,038,246
<u>Taylor B</u>		
HOPE VI	\$19,092,948	18,334,328 *
Subtotal	\$19,092,948	\$18,334,328
<u>Madden/Wells</u>		
HOPE VI	\$33,000,000	26,596,144 *
Subtotal	\$33,000,000	\$26,596,144
<u>Rockwell</u>		
HOPE VI	\$33,500,000	\$14,463,167 *
Subtotal	\$33,500,000	\$14,463,167
<u>Taylor A</u>		
HOPE VI	\$33,250,000	\$15,932,447 *
Subtotal	\$33,250,000	\$15,932,447
<b>TOTALS</b>	<b>\$494,332,389</b>	<b>\$315,713,048</b>

\* Program has been final audited.