



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, 2010

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

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

Summary of Units and Financial Status

As of December 31, 2009, the Receiver had completed and transferred a total of 4,011 public housing units to the Chicago Housing Authority ("CHA"). 150 units were completed and transferred in 2009. Of the total completed units, 1,813 units were from scattered site and demonstration programs, and 2,198 units were from replacement housing programs (see Table 1a of the Appendix). As of December 31, 2009, 124 public housing units were under construction and 2,316 public housing units were in planning phases (see Table 1b of the Appendix).

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 ongoing Partnership for New Communities' "Find Your Place in Chicago" program has generated 49 closings, 17 pending contracts, and 5 reservations as of the end of December 2009.

All of the scattered site and demonstration programs have now been final audited. A total of \$187,150,613 has been budgeted and expended (see Tables 3a and 3b of the Appendix). In the replacement housing programs, a total of \$508,324,595 has been budgeted and \$453,521,649 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 3

Related Midwest initiated the planning efforts for Phase 3. It will also begin work on a revised TIF study that is required as part of the TIF time extension that was recently passed by the State Legislature.

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.

Cabrini Replacement Housing

Developer 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	72	0	0	72	14	193	207	279
Parkside 2A Rental	Planning Phase	39	53	20	112	0	0	0	112
Remaining Parkside	Planning Phase	87	16	27	130	15	132	147	277
Sites Undetermined	Planning Phase	179	0	0	179	0	0	0	179
TOTALS	Completed	395	99	95	589	57	1,371	1,428	2,017
	Under Construction	0	0	0	0	0	0	0	0
	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 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 the remaining six units were completed and transferred in September 2009.

Phase 2A Rental -- The developers are working to close on the financing for Phase 2A Rental in the 1st Quarter of 2010.

Horner Replacement Housing ("Westhaven Park")

Developer

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	Completed	11	6	3	20	0	0	0	20
Westhaven Park 2c Rental	Under Construction	35	26	11	72	0	0	0	72
Westhaven Park 2 Sale	Planning Phase	0	0	0	0	25	151	176	176
Westhaven Park 2d Rental	Planning Phase	21	0	0	21	0	0	0	21
TOTALS	Completed	202	67	67	336	19	120	139	475
	Under Construction	35	26	11	72	0	0	0	72
	Planning Phase	21	0	0	21	25	151	176	197
	TOTAL UNITS	258	93	78	429	44	271	315	744

Phase 2c Rental

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

Lakefront Properties Replacement Housing

Developer 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	51	34	132	8	43	51	183
Lake Park Crescent 2B	Planning Phase	0	0	0	0	23	63	86	86
TOTALS	Completed	267	85	43	395	68	179	247	642
	Under Construction	0	0	0	0	0	0	0	0
	Planning Phase	47	51	34	132	31	106	137	269
	TOTAL UNITS	314	136	77	527	99	285	384	911

Lake Park Crescent

Phase 2 -- The Davis Group revised the unit mix to incorporate suggestions from the Working Group. The total number of rental units increased by 15 units, from 117 to 132 (8 additional affordable rental units and 7 additional market rate rental units), and the total number of for sale units decreased by 15 units. The architects have begun working on the construction drawings for Phase 2A. 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	Under Construction	29	26	20	75	0	0	0	75
Phase 2B-2 Rental	Planning Phase	18	16	17	51	0	0	0	51
Phase 2C Rental	Planning Phase	19	17	12	48	0	0	0	48
Phase 2 For Sale	Planning Phase	0	0	0	0	78	181	259	259
TOTALS	Completed	207	165	152	524	18	42	60	584
	Under Construction	29	26	20	75	0	0	0	75
	Awaiting Pre-Sales	0	0	0	0	9	55	64	64
	Planning Phase	37	33	29	99	78	181	259	358
	TOTAL UNITS	273	224	201	698	105	278	383	1,081

Phase 2A Rental The Phase 2A Rental CHA units were all completed and transferred by 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. The first units are scheduled to be completed and transferred during the 1st Quarter of 2010, and the final units are scheduled to be completed and transferred during the 2nd Quarter of 2010.

Phase 2C Rental The developers continue work on the financing for Phase 2C, which would be a 48-unit, mixed-use, mid-rise building.

Robert Taylor Replacement Housing ("Legends South")

Developer 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
TOTALS	Completed	245	259	127	631	0	0	0	631
	Under Construction	0	0	0	0	0	0	0	0
	Planning Phase	60	50	28	138	12	71	83	221
	TOTAL UNITS	305	309	155	769	12	71	83	852

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 closing on the financing for Phase A2 Rental occurred on July 30, 2009. Construction began immediately. The first units are scheduled to be completed in June 2010, and the final units are scheduled to be completed in December 2010.

Rockwell Gardens Replacement Housing ("West End")

Developers East Lake Management & Development Corp. ("East Lake")
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	
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	Completed	57	35	0	92	0	31	31	123
Phase 1B	Awaiting Pre-Sales	0	0	0	0	0	24	24	24
Phase 2 Rental	Planning Phase	65	33	14	112	0	0	0	112
Phase 2 For Sale	Planning Phase	0	0	0	0	24	47	71	71
Remaining Phases	Planning Phase	93	90	27	210	30	77	107	317
Maplewood Courts	Planning Phase	27	31	22	80	0	0	0	80
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	24	24	24
	Planning Phase	185	154	63	402	54	124	178	580
	TOTAL UNITS	262	207	73	542	54	250	304	846

Phase 2 Rental The developer is East Lake. The Illinois Housing Development Authority ("IHDA") awarded East Lake low income housing tax credits for Phase 2 Rental in March 2009. CHA was awarded \$7.3 million from HUD to enable East Lake to provide several green design features, including a geothermal heating and cooling system. East Lake expects to close on the financing for Phase 2 Rental in the 2nd Quarter of 2010.

Maplewood Courts The developer is Brinshore-Michaels. The project is part of the Rockwell redevelopment area, adjacent to West End Phase 2. It will consist of only one phase, which will have 80 total rental units, including 27 CHA units, 31 affordable units, and 22 market rate units. Brinshore-Michaels plans to apply for low income housing tax credits in 2010 and hopes to close on the financing in 2011.

Stateway Gardens Replacement Housing ("Park Boulevard")

Developer Stateway Associates -- a partnership of Walsh Development Company, The Davis Group, and Mesa Development

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	54	0	0	54	27	78	105	159
Phase 2	Planning Phase	138	43	5	186	40	177	217	403
Remaining Phases	Planning Phase	220	97	0	317	174	183	357	674
TOTALS	Completed	81	53	0	134	27	78	105	239
	Under Construction	0	0	0	0	0	0	0	0
	Planning Phase	358	140	5	503	214	360	574	1,077
	TOTAL UNITS	439	193	5	637	241	438	679	1,316

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 revised Phase 1B documents were signed by all parties in early October and were recorded in late October when the final tax credit certifications were completed. The final six CHA units were transferred in October.

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, and HUD approved the revised plan in August 2009. All parties are working towards a closing on the financing for Phase 2A in 2010.

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.

Lawndale Replacement Housing ("Ogden North")

Developer

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	
Phase 1	Planning Phase	60	49	28	137	0	21	21	158
Phase 2	Planning Phase	20	0	0	20	10	42	52	72
Phase 3	Planning Phase	20	0	0	20	10	40	50	70
TOTALS	Completed	0	0	0	0	0	0	0	0
	Under Construction	0	0	0	0	0	0	0	0
	Planning Phase	100	49	28	177	20	103	123	300
	TOTAL UNITS	100	49	28	177	20	103	123	300

Phase 1

The developer is Brinshore-Michaels. The project consists of 300 total units, including 100 CHA units. It is located in the North Lawndale community, and will be constructed on land owned by CHA, the City of Chicago, Mt. Sinai Hospital, and land acquired by Brinshore-Michaels.

Brinshore-Michaels is working close on the financing in late 2010. CHA was awarded \$10 million in additional gap financing funds from HUD in September 2009.

cc: Counsel of Record in Gautreaux
Counsel of Record in Horner
Mark Segal
Barry Goldberg
Steve Galler
Lawrence Grisham
Jeffrey Head
Megan Glasheen
Lewis Jordan
Scott Ammarell
William Little
Kari Saba
Dominique Blom
Donna Keck
Abbey Ogunbola
Courtney Minor
Jan Elson
Steven Meiss
Elmore Richardson
Eleny Ladas

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, 2009

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	22		12	40	0	0	83	25	22	204
2008				120	35		58	13	31	33	0	0	24	314
2009				0	62		11	0	50	19	0	0	8	150
TOTALS	1,602	211	18	245	395	461	202	267	207	162	83	77	81	4,011

TOTAL UNITS COMPLETED & TRANSFERRED

4,011

TABLE 1b
Summary of Units Completed & Transferred
and Units In Development
as of December 31, 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	Ogden North	Total All Units
As of Sept 30, 2009	0	0	35	0	29	0	60	0	0	0	124

Units in Other Development Phases

# of Units Planning 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	Ogden North	Total All Units
Planning Phase	893	305	21	174	37	89	154	185	358	100	2,316

TOTAL UNITS IN DEVELOPMENT		2,440
----------------------------	--	-------

GRAND TOTAL ALL UNITS		6,451
-----------------------	--	-------

TABLE 2a
Program Activity and Status
as of December 31, 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	72	Completed/Transferred
IL06-URD-002-I294	Parkside of Old Town 2	126	Planning Phase
	Sites To Be Determined	179	Planning Phase
	TOTALS	395	Completed/Transferred
		0	Under Construction
		305	Planning Phase
		700	TOTAL UNITS

TABLE 2b
Program Activity and Status
as of December 31, 2009

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	11	Completed/Transferred
	Westhaven Park Phase 2c	35	Under Construction
	Westhaven Park Phase 2d	21	Planning Phase
	TOTALS	202	Completed/Transferred
		35	Under Construction
		21	Planning Phase
		258	TOTAL UNITS

TABLE 2c
Program Activity and Status
as of December 31, 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
		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, 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 2B-1 Rental	29	Under Construction
	Phase 2B-2 Rental	18	Planning Phase
	Phase 2C Rental	19	Planning Phase
	TOTALS	207	Completed/Transferred
		29	Under Construction
		37	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	52	Completed/Transferred
	Phase C3	45	Planning Phase
	Phase C4	44	Planning Phase
	TOTALS	162	Completed/Transferred
		0	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	Under Construction
	Phase A3	154	Planning Phase
	TOTALS	83	Completed/Transferred
		60	Under Construction
		154	Planning Phase
		297	TOTAL UNITS

TABLE 2e
Program Activity and Status
as of December 31, 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
	West End Phase 1A	14	Completed/Transferred
	West End Phase 1B	57	Completed/Transferred
	West End Phase 2	65	Planning Phase
	West End Phase 3	93	Planning Phase
	Maplewood Courts	27	Planning Phase
	TOTALS	77	Completed/Transferred
		0	Under Construction
		185	Planning Phase
		262	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	54	Completed/Transferred
	Phase 2	138	Planning Phase
	Remaining Phases	220	Planning Phase
	TOTALS	81	Completed/Transferred
		0	Under Construction
		358	Planning Phase
		439	TOTAL UNITS

Ogden North -- 100 Total CHA Units			
Program No.	Name	# of Units	Status
	Phase 1	60	Planning Phase
	Phase 2	20	Planning Phase
	Phase 3	20	Planning Phase
	TOTALS	0	Completed/Transferred
		0	Under Construction
		100	Planning Phase
		100	TOTAL UNITS

TABLE 3a
Financial Summary by Program
as of December 31, 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 *
TOTALS	\$153,522,878	\$153,522,878

* Program has been final audited.

TABLE 3b
Financial Summary by Program
as of December 31, 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	2,362,637	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	2,576,540 *
170	2,023,245	2,023,245 *
171	0	0
172	1,635,073	1,635,073 *
173	4,177,803	4,177,803 *
TOTALS	\$33,627,735	\$33,627,735

* Program has been final audited.

TABLE 3c
Financial Summary by Program
as of December 31, 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	\$3,367,113
227	\$219,129	\$220,007 *
228	\$2,298,129	\$2,197,101
229	\$9,701,871	\$9,357,746
Subtotal	\$15,650,506	\$15,141,967
<u>Washington Park Lakefront</u>		
180	\$4,294,542	\$3,800,299
184	4,040,536	4,040,536 *
193	10,193,838	10,192,839 *
235	2,152,980	2,119,381
237	5,334,242	1,790,387
194	5,882,353	5,882,353 *
205	0	0
206	2,509,553	2,509,553 *
207	6,638,930	6,609,826
208	1,151,694	1,152,607 *
209	592,350	198,436
210	0	0
211	4,465,714	4,465,472
177	0	0
Subtotal	\$47,256,732	\$42,761,689
<u>Cabrini</u>		
182	\$8,190,669	\$8,190,669 *
192	8,343,276	8,342,275 *
236	5,490,950	4,957,786
305	46,158,600	349,652
306	52,646,340	58,088
307	7,055,865	25,568
308	12,870,100	177,449
309	4,382,975	33,639
HOPE VI	40,000,000	29,191,122
Subtotal	\$185,138,775	\$51,326,248
PPI	\$14,375,796	\$755,409
<u>Stateway</u>		
223	\$59,751,903	\$127,369,620
<u>ABLA 1</u>		
HOPE VI	\$20,609,047	20,608,244
<u>ABLA 2</u>		
HOPE VI	\$28,273,000	22,356,068
Subtotal	\$48,882,047	\$42,964,312
<u>Horner 2</u>		
230	\$8,890,409	\$7,885,681
HOPE VI	\$18,039,000	18,038,246 *
Subtotal	\$18,039,000	\$18,038,246
<u>Taylor B</u>		
HOPE VI	\$19,092,948	18,300,337
Subtotal	\$19,092,948	\$18,300,337
<u>Madden/Wells</u>		
HOPE VI	\$33,000,000	31,733,553
Subtotal	\$33,000,000	\$31,733,553
<u>Rockwell</u>		
HOPE VI	\$33,500,000	\$14,541,971
Subtotal	\$33,500,000	\$14,541,971
<u>Taylor A</u>		
HOPE VI	\$33,250,000	\$16,826,958
Subtotal	\$33,250,000	\$16,826,958
TOTALS	\$508,321,595	\$453,521,649

* Program has been final audited.