



THE HABITAT COMPANY

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Habitat

MEMORANDUM

TO: Chief Judge Marvin E. Aspen

FROM: Daniel E. Levin and
The Habitat Company

Daniel Levin

DATE: January 27, 1999

SUBJECT: CHA SCATTERED SITE AND REPLACEMENT HOUSING PROGRAMS
Quarterly Report: Fourth Quarter, 1998

We are pleased to submit the Quarterly Report for the Fourth Quarter of 1998 for the CHA Scattered Site and Replacement Housing Programs. The Quarterly Report has been reformatted. The major formatting change has been to create three tables providing summary information regarding progress in the following broad categories --- Units Completed/Transferred, Units Under Construction, Units in Buy/Lease Phase, Units in Bid/RFP Phase, and Units in Planning Phase. Also included is Table No. 4, which is a detailed description of activity by program.

Summary of Units Completed, Units In Development, and Financial Activity

Since 1989, of the total of 1,602 Scattered Site units, 1,570 have been completed and transferred, and the remaining 32 units are under construction. These units are scheduled to be completed and transferred by December, 1999.

Since 1996, 180 Demonstration and Family Self-Sufficiency (FSS) units have been completed and transferred, and 31 units are under construction. Forty-three (43) units are in various development phases.

Since 1996, 381 Replacement units have been completed and transferred, and 197 units are under construction. One hundred and seventy-seven (177) units are being bought or leased on a long-term basis (40 years) from private developers, and 2,370 units are in various development phases.

SS
1570
180
1750
32
31
63
43
1750
63
43
1856

381 c
197 uc
578
177
755
2370
3125

$\begin{array}{r} 2155m \\ 35 \\ \hline \$193m \end{array}$ $\$260m = @ \$450m$

In the Scattered Site programs, a total of \$154,526,054 has been budgeted and \$148,764,384 (96% of the total) has been expended. In the Demonstration and FSS programs, a total of \$38,057,098 has been budgeted and \$33,481,024 (88% of the total) has been expended. In the Replacement Housing programs, a total of \$259,416,229 has been budgeted and \$114,854,996 (44% of the total) has been expended.

Status of Scattered Site, Demonstration, Family Self-Sufficiency (FSS) and Replacement Housing Programs

Table 4 lists the current status of each program.

Scattered Site Programs

Nine (9) Scattered Site units were completed and transferred during the 4th Quarter of 1998. Construction is substantially complete on 11 of the remaining 32 units. It is anticipated that these units will be completed and transferred in February 1999. Contracts have been awarded for the remaining 21 units, and construction is expected to start in March 1999.

Demonstration and FSS Programs

Nineteen (19) Demonstration/FSS units were completed and transferred during the 4th Quarter of 1998. Thirty-one (31) units are under construction, and they are all expected to be completed and transferred in April 1999. We continue to work with HUD to resolve the Total Development Costs ("TDC") issues for Program 165.

Lawndale Replacement Housing

Four of the 18 units have been completed and transferred. Four units in two duplexes at 1403 & 1407 S. Spaulding are 98% complete. Transfer of these units is scheduled for February 1999.

Of the remaining 10 units, construction has been started on 4 units, and the percent completion as of December 31, 1998 was approximately 10%. The subdivision of a lot at 1315-17 S. Central Park is being processed. This is required by the zoning ordinance in order to allow us to erect two buildings on the one lot. These two buildings will have a total of 4 units. We are still processing construction permits for the final 2 units. The last Lawndale unit is expected to be completed and transferred in September 1999. Previous delays in this program have been caused by the need to replace the original and two subsequent contractors, the need to replace land originally transferred by the City with other lots, and the subsequent need to repeat the HUD environmental approval process.

Washington Park & Lakefront Replacement Housing

A total of 68 units has been completed and transferred. Five (5) units are under construction, and another 37 units are either in the bidding phase or in the construction permits phase. Construction is expected to begin on these units in Spring 1999.

Planning for new mixed-income housing on the former Lakefront Properties site has been ongoing for several months, resulting in the cooperative development of four varied preliminary plans to be presented for community input over the next four months. Discussions continue with the Chicago Department of Transportation ("CDOT") regarding the design and funding of the public infrastructure for the site.

Horner Replacement Housing

Substantial progress has been made toward the completion of the 466 units that comprise the first phase of the Horner Replacement Program. Two hundred and eighty-eight (288) units have been completed and transferred. Construction has begun on 96 units, and contracts have been awarded for the remaining 82 units. All Superblock units will be completed by this Spring. After extensive interaction with the community residing west of Western Avenue and with considerable assistance from the Chicago Departments of Housing ("DOH") and Planning & Development ("DPD"), construction has commenced for Program 197 and contracts have been awarded for Program 201.

Planning discussions are underway with regard to Horner 2 (west of Leavitt) and Horner 3 (east of Damen). Critical decisions have yet to be made regarding the ultimate fate of the mid-rise buildings east of Damen. We are optimistic that these decisions will be made by Spring of this year.

ABLA Replacement Housing

An effective working group (the "Group") has convened and is hard at work at ABLA. Members include representatives from DPD, DOH, The Habitat Company ("Habitat"), the Chicago Housing Authority ("CHA"), the ABLA Local Advisory Council ("LAC"), and the Gautreaux Plaintiffs' counsel. Recently, the Group hosted a delegation from the U.S. Department of Housing & Urban Development ("HUD"), who will oversee the implementation of the HOPE VI grant. Currently, the Group is finalizing a request for proposals to hire a development manager to oversee the entire \$430 million mixed-income, multi-use project.

Cabrini Replacement Housing

Discussions continue between the Cabrini LAC, Habitat, the City of Chicago, and CHA on the overall development plan for Cabrini and on the proposed Consent Decree concerning the Cabrini LAC lawsuit. In the meantime, the following Cabrini-area redevelopment activities are proceeding.

A working group comprised of DOH, DPD, Habitat, the developers (Holsten/Kenard), and CHA continues to work on finalizing the site plan, costs and designs for the Halsted North project. This is a mixed income project which includes a total of 261 units, of which 79 units (30%) will be replacement housing for Cabrini. A key issue which remains to be resolved are the waivers which are required from both HUD and Gautreaux restrictions for new public housing units in high-rise elevator buildings.

Developers ("Mohawk Partners") have been chosen by the City of Chicago for 5 parcels in the 1400 block of Mohawk Street . They propose to develop a total of 15 units, 5 of which would be replacement housing for Cabrini. Habitat and CHA are working with the developers to resolve issues and prepare closing documents.

An evaluation panel comprised of DPD, DOH, Habitat, CHA, and the Cabrini LAC continues to review proposals from two developers for a mixed income project on a parcel at 535 W. North Avenue. One developer proposes a 60 unit project, and the other proposes a 90 unit project. 30% of the units would be replacement housing for Cabrini.

Taylor B Replacement Housing

A late January 1999 closing date is now expected for the Hearts United project. This project is for a total of 116 rental units in the Mid-South community area. Twenty-nine, or 25%, of the units would be replacement units for Taylor B.

Habitat has submitted draft modifications of the Taylor B HOPE VI grant Revitalization Plan to CHA for review and comment. They will then be sent to HUD, which must approve the Revitalization Plan.

Step-Up Apprenticeship Program

We continue to have 12 Step-Up apprentices in the program. Regarding job placement, we have met with both the contractors and the Step-Up apprentices for each program currently under construction. After receiving feedback from the contractors and the Step-Up apprentices on their Step-Up experience and on their intent to pursue careers in the construction field, we have identified those apprentices who are ready to move into union apprenticeships. Initial interviews of the Step-Up apprentices who are ready to move into union apprenticeships have been conducted by the Department of Labor's Bureau of Apprenticeship and Training, with input and assistance from the Building Trades Council. Both the Bureau and the Council have agreed to sponsor the Step-Up apprentices for union apprenticeships. To date, one apprentice has taken the Electrician's Exam and is awaiting her results, one apprentice is scheduled to take the Carpenter's Exam, and one apprentice has been permanently hired by New England Builders as a permit expeditor. We expect to conduct additional interviews in the near future.

Regarding training and counseling, we have identified those Step-Up apprentices who are in need of educational assistance, specifically, those who need General Education Diploma ("GED") training. To date, one apprentice has been persuaded to enroll in the GED program at Malcolm X College. We are in the process of finalizing a Request for Proposals ("RFP") for a community agency to provide ongoing counseling, job readiness training, and placement services for the Step-Up apprentices.

**Summary of Completed/Transferred Units
and Units Under Construction
December 1998**

TABLE No. 1

COMPLETED/TRANSFERRED

Year	# of Units Completed/Transferred							
	Scattered Site	Demonstration & FSS	Replacement Housing					Total All Units
			Horner	Lawndale	Wash. Park Lakefront	Cabrini	Subtotal	
1989	7						0	7
1990	127						0	127
1991	107						0	107
1992	214						0	214
1993	340						0	340
1994	147						0	147
1995	203						0	203
1996	308	15	4		4		8	331
1997	97	65	151		41		192	354
1998	20	100	133	4	28	16	181	301
Total Completed	1,570	180	288	4	73	16	381	2,131

UNDER CONSTRUCTION

# of Units Under Construction	Scattered Site	Demonstration & FSS	Replacement Housing				Subtotal	Total All Units
			Horner	Lawndale	Wash. Park Lakefront	Cabrini		
As of Dec. 31, 1998	32	31	178	14	5		197	260

BUY/LEASE PHASE

# of Units In Buy/Lease Phase	TAYLOR B		WASH. PARK		CABRINI			Total All Units
	Hearts United	Brinshore	Pope Place (2) & Shakespeare Schl. (2)	46th & Woodlawn (Thrush)	Halsted North	Mowhawk Partners	Old Town Square	
As of Dec. 31, 1998	29	20	4	12	79	5	28	177

GRAND TOTAL

2,568

Summary of Units in Development
December 1998

TABLE No. 2

	Bid/RFP Phase	Planning Phase	TOTALS
Demonstration/FSS		43	43
ABLA		1,115	1,115
Cabrini			
- Division South		277	277
- 535 W. North Ave.		18	18
- Site Undetermined		264	264
SUBTOTALS	0	559	559
Horner 2		150	150
Washington Park Lakefront	37	315	352
Taylor B			
- Sites Undetermined		151	151
SUBTOTALS	0	151	151
TOTALS	37	2,333	2,370

**Financial Summary by Program
December 1998**

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	4,828,292	4,706,119
123	7,827,851	7,439,490
124	8,136,524	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	3,004,474	2,982,418
129 TK	2,271,403	2,271,403
130 TK	2,894,112	2,842,090
131 TK	2,556,421	2,556,421
132	2,530,000	2,530,000
133	2,075,167	2,075,167
134	2,055,883	2,055,051
135 TK	2,661,670	2,634,238
136	2,336,466	2,336,466
137 TK	2,719,177	2,712,400
138 TK	2,614,379	2,560,511
139 TK	2,454,275	2,452,559
140	2,502,820	2,479,389
141 TK	2,700,924	2,664,734
142 TK	2,411,349	2,371,307
143 TK	3,303,012	3,149,433
147 TK	2,676,540	2,646,881
149 TK	2,709,352	2,642,708
150 TK	2,522,813	2,513,980
151 TK	2,747,255	2,703,394
152 TK	2,883,297	857,031
153	2,549,740	2,552,312
154 TK	3,988,830	3,921,064
155 TK	2,627,030	2,522,551
156 TK	2,679,344	2,613,437
157 TK	2,723,598	2,658,812
158 TK	3,149,769	3,107,506
159 TK	2,634,087	2,625,325
160 TK	2,909,461	2,857,336
161 TK	4,143,819	3,265,593
175 TK	4,527,835	3,255,187
176 TK	3,688,870	3,586,045
TOTALS	\$154,526,054	\$148,764,384

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TOTALS	\$154,526,054	\$148,764,384

**Program Activity and Status
December 1998**

TABLE No. 4

Scattered Site -- 1602 Units			
Program No.	AREA	# of Units	Status
115-143,147-160,175,176	Various	1,570	Completed/Transferred
152 AND 161	Various	32	Under Construction
		1,602	TOTAL UNITS

Demonstration and FSS -- 254 Units			
Program No.	AREA	# of Units	Status
145,146,162,164,166-171,173,177	Various	180	Completed/Transferred
165 and 172	Various	31	Under Construction
			Buy/Lease Phase
			Bid/RFP Phase
		43	Planning Phase
		254	TOTAL UNITS

Lawndale -- 18 Units			
Program No.	Area	# of Units	Status
IL06-P802-178	Lawndale	4	Completed/Transferred
		14	Under Construction
			Buy/Lease Phase
			Bid/RFP Phase
			Planning Phase
		18	TOTAL UNITS

**Program Activity and Status
December 1998**

TABLE No. 4

Washington Park & Lakefront -- 441 Units			
Program No.	Name	# of Units	Status
IL06-P002-180	Woodlawn	2	Completed/Transferred
			Under Construction
	North Kenwood/Oakland	16	Buy/Lease Phase
	Scattered	15	Bid/RFP Phase
		33	SUBTOTAL
IL06-P002-184		28	Completed/Transferred
		5	Under Construction
		33	SUBTOTAL
IL06-P802-193	Lakefront		Completed/Transferred
			Under Construction
			Buy/Lease Phase
			Bid/RFP Phase
		130	Planning Phase
		130	SUBTOTAL
IL06-P002-194	West Ridge/Rogers park	38	Completed/Transferred
	Scattered	38	SUBTOTAL
IL06-P002-205			Completed/Transferred
			Under Construction
			Buy/Lease Phase
			Bid/RFP Phase
		7	Planning Phase
		7	SUBTOTAL
IL06-P002-206			Completed/Transferred
			Under Construction
			Buy/Lease Phase
		22	Bid/RFP Phase
		22	SUBTOTAL
IL06-P002-207			Completed/Transferred
			Under Construction
			Buy/Lease Phase
			Bid/RFP Phase
		18	Planning Phase
		18	SUBTOTAL
Program Number		124	Planning Phase
Not yet assigned		124	SUBTOTAL
	TOTALS	68	Completed/Transferred
		5	Under Construction
		16	Buy/Lease Phase
		37	Bid/RFP Phase
		315	Planning Phase
		441	TOTAL UNITS

**Program Activity and Status
December 1998**

TABLE No. 4

Horner I - 466 Units			
Program No.	Name	# of Units	Status
IL06-P802-188	Scattered	30	Completed/Transferred
	East of Western	30	SUBTOTAL
IL06-P802-191	Scattered	51	Completed/Transferred
	East of Western	51	SUBTOTAL
IL06-P802-195	Scattered	45	Completed/Transferred
	East of Western	45	SUBTOTAL
IL06-P802-196	Scattered	2	Completed/Transferred
	East of Western	36	Under Construction
	West of Western	38	SUBTOTAL
IL06-P802-197	West of Western		Completed/Transferred
		45	Under Construction
		45	SUBTOTAL
IL06-P802-198	Superblock B1	56	Completed/Transferred
		56	SUBTOTAL
IL06-P802-199	Superblock B2	39	Completed/Transferred
		39	SUBTOTAL
IL06-P802-200	Superblock A	3	Completed/Transferred
		27	Under Construction
		30	SUBTOTAL
IL06-P802-201	West of Western		Completed/Transferred
		52	Under Construction
		52	SUBTOTAL
IL06-P802-202	Superblock A	25	Completed/Transferred
		18	Under Construction
		43	SUBTOTAL
IL06-P802-203	Superblock B2	32	Completed/Transferred
		32	SUBTOTAL
IL06-P802-204	Rehabilitation	5	Completed/Transferred
		5	SUBTOTAL
	TOTALS	288	Completed/Transferred
		178	Under Construction
		466	TOTAL UNITS

**Program Activity and Status
December 1998**

TABLE No. 4

ABLA --- 1,115 Units			
Program No.	Name	# of Units	Status
			Completed/Transferred
			Under Construction
			Buy/Lease Phase
			Bid/RFP Phase
		1,115	Planning Phase
		1,115	TOTAL UNITS

Cabrini --- 687 Units			
Program No.	Name	# of Units	Status
	Division South	277	Planning Phase - Funded
	Halsted North	79	Buy/Lease Phase
	Mohawk North	16	Completed/Transferred
	Mohawk Partners	5	Buy/Lease Phase
	Old Town Square	28	Buy/Lease Phase
	535 W, North Ave.	18	Planning Phase
	Sites Undetermined	264	Planning Phase
		687	TOTAL UNITS

Horner 2 --- 150 Units			
Program No.	Name	# of Units	Status
			Completed/Transferred
			Under Construction
			Buy/Lease Phase
			Bid/RFP Phase
		150	Planning Phase
		150	TOTAL UNITS

Taylor B -- 200 Units			
Program No.	Name	# of Units	Status
	Hearts United	29	Buy/Lease Phase
	Brinshore	20	Buy/Lease Phase
	Sites Undetermined	151	Planning Phase
		200	TOTAL UNITS