



THE HABITAT COMPANY

MHK

MEMORANDUM

66C1459

FILED
4-21-2008
APR 21 2008

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

FROM: Daniel E. Levin and
The Habitat Company LLC

MICHAEL W. DOBBINS
CLERK, U.S. DISTRICT COURT

DATE: April 21, 2008

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

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

Summary of Units and Financial Status

As of March 31, 2008, the Receiver has completed and transferred a total of 3,581 public housing units to the Chicago Housing Authority ("CHA"). A total of 34 units were completed and transferred during the 1st Quarter of 2008. Of the total completed units, 1,813 units were from scattered site and demonstration programs, and 1,768 units were from replacement housing programs (see Table 1a of the Appendix).

As of March 31, 2008, 422 public housing units were under construction and 2,306 public housing units were in other development phases (see Table 1b of the Appendix).

The citywide slowdown in the real estate market has also affected the mixed income redevelopments. As with the rest of the city, sales have come to a virtual standstill. We are monitoring the situation closely and will be considering with CHA and the City of Chicago how to respond as conditions unfold.

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 \$469,566,301 has been budgeted and \$287,092,106 has been expended (see Table 3c of the Appendix).

ABLA Replacement Housing ("Roosevelt Square")

Developer Related Midwest

Phase	Status	Units	Units	Units	Units	Units	Units	Units	Units
Phase 1	Completed	125	56	0	181	74	159	233	414
Phase 2 Rental	Completed	7	4	0	11	0	0	0	11
Phase 2 Rental	Under Construction	121	51	2	174	0	0	0	174
Phase 2 For Sale	Planning Phase	0	0	0	0	68	177	245	245
Remaining Phases	Planning Phase	502	224	0	726	243	630	873	1,599

Phase 1 For Sale -- 229 of the 233 for sale units have closed, including 155 market rate sales and all 74 affordable sales. The affordable sales include two contracts for ownership units set aside for CHA residents.

Phase 2 Rental -- The closing on the financing for Phase 2 Rental occurred on July 20, 2007. The first units were completed and transferred in March 2008, and the final units are scheduled to be completed in late 2008.

For Sale -- Due to the poor market, pre-sales have slowed and it is unclear when Related Midwest will be able to close on the financing for and begin construction of the Phase 2 For Sale units.

Demolition All of the buildings in Jane Addams have been demolished except for the one that is being contemplated for a public housing museum. CHA and the LAC have agreed to extend the period before demolition would occur to June 2008, giving the LAC more time to arrange plans and financing for the museum. The demolition of the final high-rise building in Grace Abbott has been completed. All of the high-rises in Grace Abbott and Brooks Extension have now been demolished. The two Loomis Courts high-rise buildings will remain. Renovation of one of the buildings has been completed and renovation of the other is in progress. The row houses south of Roosevelt along Ashland will be demolished in 2008.

Cabrini Replacement Housing

Developers Multiple Developers

Name	Status	Rental Units				For Sale Units			Total Units
		CHA	Affordable	Market	Total	Affordable	Market	Total	
Completed Projects	Completed	288	51	67	406	43	1,178	1,221	1,627
825 N. Hudson	Under Construction	2	0	0	2	1	16	17	19
Parkside 1 Condo	Completed	10	0	0	10	2	18	20	30
Parkside 1 Condo	Under Construction	62	0	0	62	12	175	187	249
Parkside 1 Rental	Under Construction	35	48	28	111	0	0	0	111
Parkside 2	Planning Phase	126	69	47	242	15	132	147	389
Sites Undetermined	Planning Phase	177	0	0	177	0	0	0	177
TOTALS	Completed	298	51	67	416	45	1,196	1,241	1,657
	Under Construction	99	48	28	175	13	191	204	279
	Planning Phase	303	69	47	419	15	132	147	568
	TOTAL UNITS	700	168	142	1,019	73	1,519	1,592	2,602

Parkside Of Old Town

Phase 1 Condo – The developers are Holsten Development Company and Kimball Hill Homes. The closing on the financing for the Phase 1 Condo project occurred on October 13, 2006. The first 10 CHA units were completed in December 2007, and the final units are scheduled to be completed in December 2008. Sales have come to a virtual standstill. As of March 2008, all 14 affordable for sale units and 145 of the 192 market rate for sale units were either under contract or closed.

Phase 1 Rental – The closing on the financing occurred on August 15, 2007. All of the units are scheduled to be completed in December 2008.

825 N. Hudson

This is a 4-story, 19-unit condominium mid-rise. The Receiver and CHA are negotiating with the developer to acquire two (2) units. The building is expected to be completed in early summer 2008.

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	35	14	15	64	0	0	0	64
Westhaven Park 2b Rental	Under Construction	35	13	15	63	0	0	0	63
Westhaven Park 2b Sale	Planning Phase	0	0	0	0	18	68	86	86
Westhaven Park 2c	Planning Phase	71	28	14	113	7	83	90	203
TOTALS	Completed	121	51	37	189	19	120	139	228
	Under Construction	35	13	15	63	0	0	0	63
	Planning Phase	71	28	14	113	25	151	176	289
	TOTAL UNITS	227	72	66	365	44	271	315	680

Phase 2a2

The 34 CHA units were completed in July 2006. Brinshore-Michaels has contracts for 135 of the 139 for sale units.

Phase 2b

Rental – The closing on the financing for Phase 2b occurred on October 31, 2006. The first CHA units were completed in November 2007, and the final units are scheduled to be completed in June 2008.

For Sale – Due to the poor market, pre-sales have slowed and it is unclear when Brinshore-Michaels will be able to close on the financing for and begin construction of the for sale units.

Phase 2c

The Illinois Housing Development Authority ("IHDA") awarded low income housing tax credits to Brinshore-Michaels for Phase 2c in March 2008. Brinshore-Michaels is expected to close on the rental financing for Phase 2c in late 2008.

The 262 total CHA units are below 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, which allows the unit totals to remain close to the original plan. Discussions are ongoing with the City on the possibility of building additional units on vacant City-owned land 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	Under Construction	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	264	85	43	392	40	144	192	574
	Under Construction	13	0	0	13	20	35	55	68
	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 are scheduled to be completed in April 2008, and the final units are scheduled to be completed in June 2008.

There were no new sales during the 1st Quarter. As of March 2008, Draper and Kramer had contracts on 26 of the 55 for sale units, including 20 market rate units and 6 affordable units. They plan additional signage and advertising. They opened a furnished model unit on March 29, 2008 to help with sales.

Phase 2 – The Davis Group is refining their building designs. However, due to the slowness of the market, they now plan to close on the financing for the first sub-phase in the 1st Quarter of 2009.

Jazz on the Boulevard

The developers are The Thrush Companies, Granite Development, and Century Place Development. Construction of all of the units, including the CHA units, was completed in summer of 2007, and all of the CHA units are occupied. However, as of March 2008, 24 of the 98 for sale units remained unsold.

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	17	41	58	58
Phase 1 For Sale	Under Construction	0	0	0	0	10	56	66	66
Phase 2A Rental	Under Construction	81	61	57	199	0	0	0	199
Phase 2A For Sale	Planning Phase	8	0	0	8	25	127	152	160
Phase 2B	Planning Phase	58	59	49	166	53	54	107	273
TOTALS	Completed	126	104	95	325	17	41	58	383
	Under Construction	81	61	57	199	10	56	66	265
	Planning Phase	68	59	48	175	78	181	259	433
	TOTAL UNITS	273	224	201	698	105	278	383	1,081

Phase 1 For Sale Sales have come to a virtual standstill. Granite reported that the courtyard townhouses have not been successful sellers, so they have substituted rowhouses that face the street. This substitution has resulted in a net loss of six for sale units, reducing the total for sale units from 130 to 124. As of March 2008, 58 units had closed and 15 more units were under contract. Included among the 124 for sale units are 12 units that the developer hopes to sell to Housing Choice Voucher families through the CHAC Homeownership Program. Seven families have closed on these units, including two families during the 1st Quarter of 2008.

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

Phase 2A For Sale Due to the poor market, pre-sales have slowed and it is unclear when Granite will be able to close on the financing for and begin construction of the Phase 2A For Sale 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 A1 Rental	Completed	83	68	30	181	0	0	0	181
Phase A1 For Sale	Planning Phase	0	0	0	0	0	57	57	57
Phase C2 Rental	Under Construction	52	43	22	117	0	0	0	117
TOTALS	Completed	193	216	105	514	0	0	0	514
	Under Construction	52	43	22	117	0	0	0	117
	Planning Phase	0	0	0	0	0	57	57	57
	TOTAL UNITS	245	259	127	631	0	57	57	688

Phase C2 Rental The closing on the financing for Phase C2, which is off-site, occurred on December 10, 2007. Construction began immediately. The first CHA units are scheduled to be completed in November 2008, and the final units are scheduled to be completed in April 2009.

For Sale Due to the poor sales, Brinshore-Michaels has revised their building types and pricing. They plan to begin marketing again for both the Phase A1 and Phase A2 sites in summer of 2008 with the aim getting sufficient pre-sales to begin construction in the 1st Quarter of 2009.

Phase A2 Rental Brinshore-Michaels originally planned to close Phase A2 Rental in late 2008. However, because of the lack of progress on the for sale part of the project, they are delaying Phase A2 Rental until 2009. They now plan to apply to the Illinois Housing Development Authority ("IHDA") for low income housing tax credits in the December 2008 round, and close on the financing for Phase A2 Rental in summer of 2009.

Rockwell Gardens Replacement Housing ("West End")

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

One S. Leavitt	Completed	2	0	0	2	0	32	32	34
Archer Courts	Completed	4	0	0	4	0	39	39	43
Phase 1A	Completed	14	18	10	42	0	0	0	42
Phase 1B Rental	Completed	57	35	0	92	0	0	0	92
Phase 1B For Sale	Completed	0	0	0	0	0	31	31	31
Phase 1B For Sale	Under Construction	0	0	0	0	0	4	4	4
Phase 1B For Sale	Awaiting Pre-Sales	0	0	0	0	0	31	31	31
Remaining Phases	Planning Phase	183	137	40	360	60	165	225	585

Phase 1B For Sale – Sales have come to a virtual standstill and it is unclear when East Lake will be able to close on the financing for and begin construction of the remaining for sale units.

Phase 2 In April 2008, East Lake submitted an application to the Illinois Housing Development Authority ("IHDA") for low income housing tax credits. East Lake hopes to close of the rental portion of this phase in late 2008.

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	26	0	0	26	20	45	65	91
Phase 1B	Under Construction	21	0	0	21	7	40	47	68
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	53	53	0	106	20	45	65	171
	Under Construction	21	0	0	21	7	40	47	68
	Awaiting Pre-Sales	53	0	0	53	45	54	99	152
	Planning Phase	312	140	5	457	169	295	464	926
	TOTAL UNITS	436	193	5	634	241	435	676	1310

Phase 1B 26 of the 100 CHA units have been completed and transferred, and another 21 CHA units are scheduled to be completed by August 2008. However, sales of the for sale units have come to a virtual standstill, and it is unclear when construction will start on the remaining 53 CHA units. As of April 2008, of the 112 for sale units already constructed or under construction, 49 have closed, 17 are under contract, 1 is reserved, and 45 remain to be sold. The developers are considering how to respond to the poor sales.

Phase 2 Planning continues for Phase 2. However, due to the poor Phase 1B sales, it is unclear when the closing on the financing for Phase 2A will occur.

cc: Counsel of Record in Gautreaux
Counsel of Record in Horner
Valerie B. Jarrett
Mark Segal
Barry Goldberg
Steve Galler
Lawrence Grisham
Jeffrey Head
Megan Glasheen
Lewis Jordan
Jorge V. Cazares
William Little
Kari Saba
Dominique Blom
Donna Keck
Abbey Ogunbola
Courtney Minor
Jan Elson
Steven Meiss
Elmore Richardson
Eleny Ladlas

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 March 31, 2008

Units Completed & Transferred

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				7	0		23	0	0	0	0	0	4	34

TOTAL UNITS COMPLETED & TRANSFERRED	3,581
--	--------------

Case 1:06-cv-01450 Document 20-1 Filed 04/21/2008 Page 12 of 21

TABLE 1b
Summary of Units Completed & Transferred
and Units In Development
as of March 31, 2008

Units Under Construction

As of March 31, 2008	121	99	35	13	81	52	0	0	21	422
----------------------	-----	----	----	----	----	----	---	---	----	------------

Units in Other Development Phases

Planning Phase	885	303	80	174	66	89	214	183	312	2,306
----------------	-----	-----	----	-----	----	----	-----	-----	-----	--------------

TOTAL UNITS IN DEVELOPMENT	2,728
-----------------------------------	--------------

GRAND TOTAL ALL UNITS	6,309
------------------------------	--------------

TABLE 2a
Program Activity and Status
as of March 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	7	Completed/Transferred
	Phase 2	121	Under Construction
	Phase 3	140	Planning Phase
	Phase 4	110	Planning Phase
	Phase 5	142	Planning Phase
	Phase 6	110	Planning Phase
	Off Site	383	Planning Phase
	TOTALS	132	Completed/Transferred
		121	Under Construction
		385	Planning Phase
		1,138	TOTAL UNITS

Cabrini -- 700 CHA Units			
Program No.	Name	# of Units	Status
IL06-URD-002-I294	Domain Lofts	16	Completed/Transferred
IL06-P002-182	Mohawk North	16	Completed/Transferred
IL06-P002-182	Mohawk Partners	5	Completed/Transferred
IL06-P002-192	North Town Village	79	Completed/Transferred
IL06-P002-182	Old Town Square	16	Completed/Transferred
IL06-URD-002-I294	Old Town Village East	28	Completed/Transferred
IL06-URD-002-I294	Old Town Village West	38	Completed/Transferred
IL06-URD-002-I294	Orchard Park	13	Completed/Transferred
IL06-P002-182	Renaissance North	18	Completed/Transferred
IL06-URD-002-I294	River Village North	25	Completed/Transferred
IL06-URD-002-I294	River Village South	18	Completed/Transferred
IL06-URD-002-I294	River Village Pointe	12	Completed/Transferred
IL06-URD-002-I294	The Larrabee	4	Completed/Transferred
IL06-URD-002-I294	Parkside of Old Town Condo	10	Completed/Transferred
IL06-URD-002-I294	Parkside of Old Town Condo	62	Under Construction
IL06-URD-002-I294	Parkside of Old Town Rental	35	Under Construction
IL06-URD-002-I294	825 N. Hudson	2	Under Construction
IL06-URD-002-I294	Parkside of Old Town 2	126	Planning Phase
	Sites Undetermined	177	Planning Phase
	TOTALS	288	Completed/Transferred
		99	Under Construction
		303	Planning Phase
		700	TOTAL UNITS

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

Homer 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

Homer 2 ("Westhaven Park") -- 271 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	35	Completed/Transferred
	Westhaven Park Phase 2b	35	Under Construction
	Westhaven Park Phase 2c	80	Planning Phase
	TOTALS	156	Completed/Transferred
		35	Under Construction
		80	Planning Phase
		271	TOTAL UNITS

TABLE 2c
Program Activity and Status
as of March 31, 2008

Lakewood 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
	Lake Park Crescent	13	Under Construction
		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 - Unfunded
	Scattered	124	SUBTOTAL
	TOTALS	254	Completed/Transferred
		13	Under Construction
		50	Planning Phase
		124	Planning Phase - Unfunded
		441	TOTAL UNITS

TABLE 2d
Program Activity and Status
as of March 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	81	Under Construction
	Phase 2A For Sale	8	Planning Phase
	Phase 2B	58	Planning Phase
	TOTALS	126	Completed/Transferred
		81	Under Construction
		66	Planning Phase
		273	TOTAL UNITS

Robert Taylor ("Legends South") 1996 HOPE VI Grant -- 251 Total CHA Units			
Program No.	Name	# of Units	Status
IL06-URD-002-I496	Hearts United 1	29	Completed/Transferred
	Hearts United 2	27	Completed/Transferred
	Phase C1	54	Completed/Transferred
	Phase C2	52	Under Construction
	Phase C3	45	Planning Phase
	Phase C4	44	Planning Phase
	TOTALS	110	Completed/Transferred
		52	Under Construction
		89	Planning Phase
		251	TOTAL UNITS

Robert Taylor ("Legends South") 2001 HOPE VI Grant -- 297 CHA Units			
Program No.	Name	# of Units	Status
IL06-URD-002-I301	Phase A1	83	Completed/Transferred
	Phase A2	127	Planning Phase
	Phase A3	87	Planning Phase
	TOTALS	83	Completed/Transferred
		0	Under Construction
		214	Planning Phase
		297	TOTAL UNITS

TABLE 2e
Program Activity and Status
as of March 31, 2008

Rockwell Gardens ("West End") -- 280 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
		280	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	26	Completed/Transferred
	Phase 1B	21	Under Construction
	Phase 1B	53	Awaiting Pre-Sales
	Phase 2A	32	Planning Phase
	Phase 2B	106	Planning Phase
	Phase 3	174	Planning Phase
	TOTALS	53	Completed/Transferred
		21	Under Construction
		53	Awaiting Pre-Sales
		312	Planning Phase
		439	TOTAL UNITS

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

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 *

* Program has been final audited.

TABLE 3b
Financial Summary by Program
as of March 31, 2008

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 *

* Program has been final audited.

TABLE 3c
Financial Summary by Program
as of March 31, 2008

Horner I		
188	\$8,314,229	\$8,314,229 *
191	6,180,802	6,180,802 *
195	4,838,968	4,838,968 *
196	3,934,338	3,934,338 *
197	6,330,838	6,330,838 *
198	5,672,834	5,672,834 *
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	4,298,014	4,298,014 *
204	908,853	908,847 *
213	1,217,932	1,220,798 *
Subtotal	\$57,199,191	\$57,204,351
Lawndale		
178	2,938,800	2,938,801 *
Subtotal	\$2,938,800	\$2,938,601
Gautreaux Set Aside		
190	\$3,360,819	\$3,290,270
227	\$219,129	\$220,007 *
228	\$2,298,129	\$2,197,284
229	\$9,701,871	\$9,112,895
Subtotal	\$15,570,948	\$14,820,456
Washington Park Lakefront		
180	\$4,294,542	\$3,797,797
184	4,040,536	4,040,536 *
193	10,193,838	10,192,839 *
236	2,162,980	258,218
237	5,334,242	135,434
194	5,882,353	5,882,353 *
205	0	0
206	2,509,553	2,509,553 *
207	6,638,930	6,643,405
208	1,161,694	1,152,607 *
209	592,350	148,727
210	0	0
211	4,465,714	4,430,164
177	0	0
Subtotal	\$47,256,732	\$39,191,633
Cabrini		
182	\$8,190,869	\$8,190,869 *
192	8,343,276	8,342,275 *
236	5,490,950	4,713,858
305	46,158,600	120,859
306	62,648,340	21,688
HOPE VI	40,000,000	24,584,178
Subtotal	\$160,829,836	\$45,973,603
Stateway		
223	\$59,751,903	\$10,390,050
ABLA 1		
HOPE VI	\$20,609,047	20,609,047
ABLA 2		
HOPE VI	\$28,273,000	17,174,049
Subtotal	\$48,882,047	\$37,783,096
Harmer 2		
230	\$11,996,889	\$210,331
HOPE VI	\$18,039,000	18,038,244 *
Subtotal	\$18,039,000	\$18,038,244
Taylor B		
HOPE VI	\$19,092,948	13,993,007
Subtotal	\$19,092,948	\$13,993,007
Madden/Walla		
HOPE VI	\$33,000,000	18,388,308
Subtotal	\$33,000,000	\$18,388,308
Rockwell		
HOPE VI	\$33,500,000	\$13,904,254
Subtotal	\$33,500,000	\$13,904,254
Taylor A		
HOPE VI	\$33,250,000	\$14,468,803
Subtotal	\$33,250,000	\$14,468,803

* Program has been final audited.