



66C1459

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, 2011

SUBJECT: CHA SCATTERED SITE AND REPLACEMENT HOUSING PROGRAMS
Quarterly Report: Fourth Quarter, 2010

FILED
JAN 20 2011
JAN 20 2011
MICHAEL W. DOBBINS
CLERK, U.S. DISTRICT COURT

We are pleased to submit the Quarterly Report for the Fourth Quarter of 2010 for the CHA Scattered Site and Replacement Housing Programs.

Per your order of May 20, 2010, our status changed from Receiver for the development of new, family public housing for the CHA to Gautreaux Development Manager. As stipulated in your order, we will continue to report to your court as we transition our duties and responsibilities to CHA over the next three years. We will include reports on the transition as significant milestones occur.

Summary of Units and Financial Status

As of December 31, 2010, we had completed and transferred a total of 4,134 public housing units to the Chicago Housing Authority ("CHA"). 117 units were completed and transferred in 2010 (see Table 1a of the Appendix). 171 public housing units were under construction and 2,152 public housing units were in planning phases (see Table 1b of the Appendix).

During 2010, financial closings occurred and construction began at Parkside of Old Town Phase 2A (39 CHA units), West End Phase 2 (65 CHA units), and Park Douglas Phase 1 (60 CHA units). Regarding the Property Investment Initiative, where we acquire and, if necessary, rehabilitate foreclosed and vacant property to add to CHA's portfolio, during 2010 we acquired 12 properties containing 16 units, and we transferred 6 units to CHA. We have another 10 properties with 16 units under contract.

All of the scattered site and demonstration programs have 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 \$593,312,745 has been budgeted and \$345,727,612 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 2A	Planning Phase	30	0	90	120	57	136	193	313
Remaining Phases	Planning Phase	480	186	0	666	243	630	873	1,539
TOTALS	Completed	245	111	2	358	74	159	233	591
	Under Construction	0	0	0	0	0	0	0	0
	Planning Phase	510	186	90	786	300	766	1,066	1,852
	TOTAL UNITS	755	297	92	1,144	374	925	1,299	2,443

Phase 2a

Related Midwest continued to work with the City and the Alderman to gain zoning and financing approval for Phase 2a and for the TIF extension. During the 4th Quarter, construction began on the new Precinct No. 12 police station on Blue Island Avenue between 13th and 15th Streets.

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	Under Construction	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	628	0	628	807
TOTALS	Completed	395	99	95	589	57	1,371	1,428	2,017
	Under Construction	39	53	20	112	0	0	0	112
	Planning Phase	266	16	47	329	643	132	775	1,104
	TOTAL UNITS	700	168	162	1,030	700	1,503	2,203	3,233

Phase 2A Rental -- The developers closed on the financing for Phase 2A Rental on June 30, 2010. The first units are *Parkside Of Old Town* scheduled to be completed in November 2011.

Clybourn and Division

On September 20, 2010, the City of Chicago issued a Request For Proposals for the Clybourn and Division site. The site is less than one acre, and 30% of the units will be public housing. Responses were due on December 17, 2010, and the City received two responses. A decision on a developer could be made by this spring.

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	46	32	14	92	0	0	0	92
Westhaven Park 2d Rental	Planning Phase	21	0	0	21	0	0	0	21
Westhaven Park 2 Sale	Planning Phase	0	0	0	0	25	151	176	176
TOTALS	Completed	237	93	78	408	19	120	139	547
	Under Construction	0	0	0	0	0	0	0	0
	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 were completed in May 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 developer is The Davis Group. They are on pace to close on the financing for Phase 2A in May or June 2011 using tax credits and other funds from the Chicago Department of Housing and Economic Development.

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	Planning Phase	0	0	0	0	9	55	64	64
Phase 2A Rental	Completed	81	61	57	199	0	0	0	199
Phase 2B Rental	Completed	29	26	20	75	0	0	0	75
Phase 2C Rental	Planning Phase	19	17	12	48	0	0	0	48
Phase 2D Rental	Planning Phase	18	16	17	51	0	0	0	51
Phase 2 For Sale	Planning Phase	0	0	0	0	78	181	259	259
TOTALS	Completed	236	191	172	599	18	42	60	659
	Under Construction	0	0	0	0	0	0	0	0
	Planning Phase	37	33	29	99	87	236	323	422
	TOTAL UNITS	273	224	201	698	105	278	383	1,081

Phase 2B Rental The closing on the financing for Phase 2B Rental occurred on July 16, 2009. The first CHA units were completed and transferred during the 1st Quarter of 2010, and the final units were completed and transferred in May 2010.

Phase 2C Rental Phase 2C will be a mixed use building. Health-related entities will occupy the commercial space. The developer of the residential portion has been allocated tax credits by the City Department of Housing and Economic Development and has received a letter of commitment from a tax credit investor. The commercial space developer has received leasing commitments and continues to work to finalize the financing. Both developers expect to be able to close on the financing by May or June 2011.

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	Completed	53	45	25	123	0	0	0	123
Phase A2 Rental	Under Construction	7	5	3	15	0	0	0	15
For Sale	Planning Phase	0	0	0	0	12	71	83	83
TOTALS	Completed	298	304	152	754	0	0	0	754
	Under Construction	7	5	3	15	0	0	0	15
	Planning Phase	0	0	0	0	12	71	83	83
	TOTAL UNITS	305	309	155	769	12	71	83	852

Phase A2 Rental

The closing on the financing for Phase A2 Rental occurred on July 30, 2009. The first units were completed in August 2010, and the final units were completed in January 2011 (the tables in this Report reflect the units completed as of December 31, 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	Planning Phase	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
	Planning Phase	185	154	63	402	54	148	202	604
	TOTAL UNITS	262	207	73	542	54	250	304	846

Phase 2 Rental

The developer is East Lake. East Lake closed on the financing for Phase 2 Rental on August 26, 2010. The first units are scheduled to be completed in February 2011 and the final units are scheduled to be completed in late 2011. Phase 2 Rental has several green design features, including a geothermal heating and cooling system.

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 is working to close on the financing by the 4th Quarter of 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 2A	Planning Phase	43	79	6	128	0	0	0	128
Phase 2B	Planning Phase	44	77	7	128	0	0	0	128
Phase 2C	Planning Phase	51	86	7	144	0	0	0	144
Phase 2D	Planning Phase	0	0	0	0	20	79	99	99
Remaining Phases	Planning Phase	220	97	20	337	113	128	241	578
TOTALS	Completed	81	53	0	134	27	78	105	239
	Under Construction	0	0	0	0	0	0	0	0
	Planning Phase	358	339	40	737	133	207	340	1,077
	TOTAL UNITS	439	392	40	871	160	285	445	1,316

Phase 2A

The developers are on pace to close on the financing for Phase 2A in April or May 2011. They have submitted for permits for the 80-unit mid-rise, and expect to submit for permits for the remaining buildings in January 2011.

Ogden North Replacement Housing ("Park Douglas")

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	Under Construction	60	49	28	137	0	0	0	137
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	60	49	28	137	0	0	0	137
	Planning Phase	40	0	0	40	20	82	102	142
	TOTAL UNITS	100	49	28	177	20	82	102	279

Phase 1

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 closed on the financing for Phase 1 on September 8, 2010. 14 of the 19 buildings are under construction. The first units are scheduled to be completed in July 2011 and the final units are scheduled to be completed by the end of the year.

cc: Counsel of Record in Gautreaux
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Appendix

Summary of Units.....	Tables 1a and 1b
Program Activity and Status.....	Tables 2a, 2b, 2c, 2d and 2e
Financial Summary by Program.....	Tables 3a, 3b and 3c

TABLE 1a
Summary of Units Completed & Transferred
and Units In Development
as of December 31, 2010

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		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
2010	6			0	0		35	0	29	0	53	0	0	123
TOTALS	1,608	211	18	245	395	461	237	267	236	162	99	77	81	4,134

TOTAL UNITS COMPLETED & TRANSFERRED

4,134

TABLE 1b
Summary of Units Completed & Transferred
and Units In Development
as of December 31, 2010

Units Under Construction

# of Units Under Construction	# of Units Under Construction										Total All Units
	ABLA	Cabrini	Horner 2	Lakefront Properties	Madden/ Wells	Robert Taylor 1996 Grant	Robert Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	Ogden North	
As of Dec 31, 2010	0	39	0	0	0	0	7	65	0	60	171

Units in Other Development Phases

# of Units Planning Phases	# of Units in Other Development Phases										Total All Units
	ABLA	Cabrini	Horner 2	Lakefront Properties	Madden/ Wells	Robert Taylor 1996 Grant	Robert Taylor 2001 Grant	Rockwell Gardens	Stateway Gardens	Ogden North	
Planning Phase	893	266	21	174	37	89	154	120	358	40	2,152

TOTAL UNITS IN DEVELOPMENT											2,323
GRAND TOTAL ALL UNITS											6,457

TABLE 2a
Program Activity and Status
as of December 31, 2010

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 2A	30	Planning Phase
	Phase 3	140	Planning Phase
	Phase 4	110	Planning Phase
	Phase 5	120	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

Cabriní --- 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 2A	39	Under Construction
IL06-URD-002-I294	Remaining Parkside	87	Planning Phase
	Sites To Be Determined	179	Planning Phase
	TOTALS	395	Completed/Transferred
		39	Under Construction
		266	Planning Phase
		700	TOTAL UNITS

TABLE 2b
Program Activity and Status
as of December 31, 2010

Horner I --- 461 CHA Units			
Program No.	Name	# of Units	Status
IL06-P802-188	Scattered	30	Completed/Transferred
	East of Western		
IL06-P802-191	Scattered	51	Completed/Transferred
	East of Western		
IL06-P802-195	Scattered	45	Completed/Transferred
	East of Western		
IL06-P802-196	Scattered	33	Completed/Transferred
	East & West of Western		
IL06-P802-197	West of Western	45	Completed/Transferred
IL06-P802-198	Superblock B1	56	Completed/Transferred
IL06-P802-199	Superblock B2	39	Completed/Transferred
IL06-P802-200	Superblock A	30	Completed/Transferred
IL06-P802-201	West of Western	52	Completed/Transferred
IL06-P802-202	Superblock A	43	Completed/Transferred
IL06-P802-203	Superblock B3	32	Completed/Transferred
IL06-P802-204	Rehabilitation	5	Completed/Transferred
	TOTALS	461	Completed/Transferred
		461	TOTAL UNITS

Horner 2 ("Westhaven Park") --- 258 CHA Units			
Program No.	Name	# of Units	Status
IL06-P802-696	Westhaven Park Phase 2a1	87	Completed/Transferred
IL06-P802-228	Westhaven Park Phase 2a2	34	Completed/Transferred
IL06-P802-229	Westhaven Park Phase 2b	70	Completed/Transferred
	Westhaven Park Phase 2c	46	Completed/Transferred
	Westhaven Park Phase 2d	21	Planning Phase
	TOTALS	237	Completed/Transferred
		0	Under Construction
		21	Planning Phase
		258	TOTAL UNITS

TABLE 2c
Program Activity and Status
as of December 31, 2010

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, 2010

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	81	Completed/Transferred
	Phase 2B	29	Completed/Transferred
	Phase 2C	19	Planning Phase
	Phase 2D	18	Planning Phase
	TOTALS	236	Completed/Transferred
		0	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	53	Completed/Transferred
	Phase A2	7	Under Construction
	Phase A3	154	Planning Phase
	TOTALS	136	Completed/Transferred
		7	Under Construction
		154	Planning Phase
		297	TOTAL UNITS

TABLE 2e
Program Activity and Status
as of December 31, 2010

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	Under Construction
	West End Phase 3	93	Planning Phase
	Maplewood Courts	27	Planning Phase
	TOTALS	77	Completed/Transferred
		65	Under Construction
		120	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 2A	43	Planning Phase
	Phase 2B	44	Planning Phase
	Phase 2C	51	Planning Phase
	Remaining Phases	220	Planning Phase
	TOTALS	81	Completed/Transferred
		0	Under Construction
		358	Planning Phase
		439	TOTAL UNITS

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

TABLE 3a
Financial Summary by Program
as of December 31, 2010

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, 2010

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, 2010

Replacement Housing		
Program No.	Approved Budget	Cost (Income) To Date
Horner I		
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
Lawndale		
178	2,936,600	2,936,601
Subtotal	\$2,936,600	\$2,936,601
Gautreaux Set Aside		
190	\$3,431,377	\$3,372,224
227	\$219,129	\$220,007
228	\$2,298,129	\$2,196,265
229	\$9,701,871	\$9,358,560
Subtotal	\$15,650,506	\$15,147,056
Washington Park Lakefront		
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	2,119,617
237	5,334,242	2,072,838
194	5,882,353	5,882,353
205	0	0
206	2,509,553	2,509,553
207	6,638,930	6,638,930
208	1,151,694	1,152,607
209	592,350	88,484
210	0	0
211	4,465,714	4,465,472
177	0	0
Subtotal	\$47,256,732	\$42,963,528
Cabrini		
182	\$8,190,669	\$8,190,669
192	8,343,276	8,342,275
236	5,490,950	5,019,260
HOPE VI	40,000,000	31,366,291
Subtotal	62,024,895	52,918,495
Lathrop		
305	46,158,600	777,069
Cabrini Green Homes		
306	52,646,340	193,334
45th Cottage		
307	7,055,865	92,934
Ogden North		
308	11,304,665	936,005
Maplewood Courts		
309	4,382,975	138,395
LeClaire Courts		
310	72,904,079	59,528
PJI		
220	\$14,375,796	\$4,287,223
Stateway		
223	\$59,751,903	\$13,096,721
ABLA 1		
HOPE VI	\$20,668,250	20,668,250
ABLA 2		
HOPE VI	\$28,273,000	24,207,702
Subtotal	\$48,941,250	\$44,875,952
Horner 2		
230	\$8,890,409	\$8,179,483
HOPE VI	\$18,039,000	18,038,246
Subtotal	\$18,039,000	\$18,038,246
Taylor B		
HOPE VI	\$19,092,948	18,916,107
Subtotal	\$19,092,948	\$18,916,107
Madden/Wells		
HOPE VI	\$33,000,000	29,404,157
Subtotal	\$33,000,000	\$29,404,157
Rockwell		
HOPE VI	\$33,500,000	\$18,074,615
Subtotal	\$33,500,000	\$18,074,615
Taylor A		
HOPE VI	\$33,250,000	\$26,444,364
Subtotal	\$33,250,000	\$26,444,364
TOTALS	\$593,312,745	\$345,727,612

* Program has been final audited.