

**IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

CABRINI-GREEN LOCAL ADVISORY COUNCIL,)	
)	
Plaintiff,)	
)	No. 96 C 6949
v.)	
)	Hon. Edmond E. Chang
CHICAGO HOUSING AUTHORITY, et al.)	
)	
Defendants.)	

AGREED ORDER MODIFYING CONSENT DECREE

This matter having come before the Court on the Joint and Agreed Motion of the Cabrini-Green Local Advisory Council and the CHA, supported by the City of Chicago, to Modify the Consent Decree, the Court being fully-advised in the premises, IT IS HEREBY ORDERED THAT:

1. Paragraph II(A) of the August 30, 2000 Consent Decree between the parties is hereby amended to add the underscored language below:

The CHA agrees to provide funding for the development (pursuant to 24 C.F.R. Part 941) and operating (in the form of HUD operating subsidies or comparable subsidies) of at least 700 public housing units (including the public housing units at Orchard Park, Old Town Square, Mohawk North, 535 W. North Avenue, and North Town Village) with rents set at 30% of the family's adjusted gross income, with no minimum income requirements (also referred to as "newly constructed public housing units"), to be sited in the HOPE VI Planning Area. Each unit of public housing developed pursuant to this consent decree shall be maintained and operated in accordance with this consent decree and all applicable public housing requirements for no less than 40 years. CHA funding for these units will come from existing HOPE VI and public housing development monies, internal subsidies generated by the development of CHA land, Tax Incremental Financing ("TIF") proceeds (if available), possible future HOPE VI awards, or such other sources of funding as available. These units shall be in addition to any replacement units provided for under any plans

for the revitalization of the Green Homes and the Cabrini Extension South. Notwithstanding the foregoing, any project-based voucher unit provided, developed or acquired by CHA and located within the HOPE VI Planning Area, either under CHA's Project Rental Assistance ("PRA") program (with a minimum thirty-year subsidy commitment) or HUD's Rental Assistance Demonstration ("RAD") program (with a minimum forty-year subsidy commitment) shall qualify as replacement housing under the terms of this paragraph and consent decree, and permanent relocation housing under paragraph V(A) of this consent decree.

2. Paragraph II(D) of the August 30, 2000 Consent Decree between the parties is hereby amended to add the underscored language below:

Income Mix: The income mix for all housing developed pursuant to this consent decree on City- or CHA-owned land shall be as follows: 50% market rate, 20% affordable (as defined below), and 30% public housing. City- or CHA-owned land shall be defined as land that the CHA, City, or any other local municipal entity owns or acquired and/or contributed for purposes of development under this consent decree, including the land identified as such in Appendices B and C to the consent decree. RFPs issued with respect to such development, as described below in Section III, shall include these income mix percentages. Other land developed in the HOPE VI Planning Area on land that is not City- or CHA-owned may have other respective percentages of market rate, affordable, and/or public housing contributing to the overall goal of a mixed-income community.

Notwithstanding the foregoing:

A. The income mix for all housing developed after August 1, 2015 pursuant to this consent decree on City- or CHA-owned land shall be as follows: no more than 50% market rate; no more than 20% affordable (as defined below); and no more than 40% and no less than 33% public housing. City- or CHA-owned land shall be defined as land that the CHA, City, or any other local municipal entity owns or acquired and/or contributed for purposes of development under this consent decree, including the land identified as such in Appendices B and C to this consent decree. RFP's issued with respect to such development, as described below in Section III, shall include these income mix percentages. Other land developed in the HOPE VI Planning Area on land that is not City- or CHA-owned may have other respective percentages of market rate, affordable, and/or public housing contributing to the overall goal of a mixed-income community.

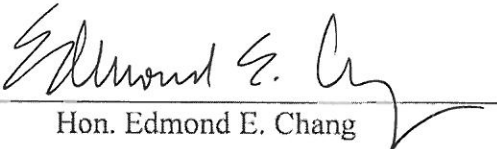
B. The Brinshore-Michaels' Clybourn & Division Development within Parcel No. 14 on Appendix C hereto, located at Clybourn Avenue and Division Street, shall

be developed with an income mix of approximately 38.1% market rate housing, 30.95% affordable housing and 30.95% public housing.

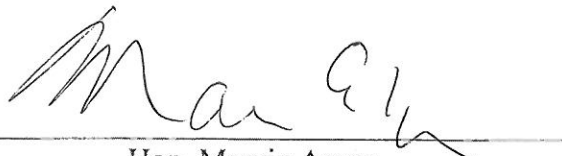
C. The income mix for Parkside of Old Town shall be subject to the original income mix terms (30% public housing, 20% affordable, and 50% market rate) of the Consent Decree.

1. **Public Housing Units:** Subject to any applicable statutory or regulatory requirements concerning persons with disabilities and seniors, one-half of the 700 public housing units shall be reserved for families that have at least one household member working 30 hours per week, including work through Earnfare, Work First, or any REDI program where the household member is paid wages for his or her work. Notwithstanding the above, any displaced Cabrini family (as defined in Section VI B below) shall be eligible for the new public housing units even if they are not employed. The remaining one half of these units shall have no work requirements.

2. **Affordable Units:** Affordable units may be: (a) affordable rental units (defined as affordable to families earning no more than 80% of a.m.i.) or (b) affordable for-sale units (defined as affordable to families earning no more than 120% of a.m.i.). Proposals that contain a component of affordable rental units will be specifically encouraged.

ENTER: 
Hon. Edmond E. Chang

Dated: September 16, 2015

AGREED: 
Hon. Marvin Aspen