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

DOROTHY GAUTREAUX, et al.,)
)
Plaintiffs,)
-vs-) No. 66 C 1459
)
CHICAGO HOUSING AUTHORITY, et al.,) Hon. Marvin E. Aspen
)
Defendants.)

**THE CHICAGO HOUSING AUTHORITY'S MOTION TO STAY BRIEFING IN
FAVOR OF A CONFERENCE TO RESOLVE ISSUES RAISED BY PLAINTIFFS'
MOTION TO REQUIRE PROMPT TENANTING OF MIXED-INCOME PUBLIC
HOUSING UNITS**

I. INTRODUCTION

The Chicago Housing Authority ("CHA") moves that this Court stay further briefing of plaintiffs' Motion to Require Prompt Tenanting of Public Housing Units Constructed Pursuant to this Court's Orders, and for Other Relief, and set this matter down today or at the Court's earliest convenience for a conference at which the Court can assist the parties in resolving the remaining issues between them. In support of this motion, the CHA states as follows:

1. Plaintiffs filed their Motion to Require Prompt Tenanting of the Public Housing Units Constructed Pursuant to this Court's Orders ("Plaintiffs' Tenanting Motion"), alleging that CHA, through its developers and managers, were not filling the public housing units being developed around the city as part of the mixed-income communities that are at the heart of CHA's Plan for Transformation.

2. When the matter was first heard on February 15, 2005, the Court set a briefing schedule but encouraged the parties to try to resolve the issues raised as, in the Court's words, "the last thing the City of Chicago needs is another federal court order telling it what to do". The

CHA has enjoyed a very good working relationship with the Gautreaux plaintiffs over the last several years. Based on this relationship, the CHA has been able to work through and resolve essentially every issue that has arisen during the Plan for Transformation. We have entered Court orders, always by agreement, only when such Orders were required to modify the original Gautreaux injunction. CHA believes the issues raised in Plaintiffs' Tenancing Motion can similarly be resolved and should be resolved in this cooperative fashion. To that end, CHA has met and talked repeatedly with plaintiffs' counsel, and shared all of the detailed leasing, occupancy and other information plaintiffs have sought. We believe the parties are very close to resolving all of these issues, without need for the Court to enter an Order.

3. The issues here are complex and usually turn on questions that are specific to each particular development. Moreover, for the most part, the issues involve the actions not of CHA, but of the various private developers and property managers who are building and leasing the units at issue¹, as well as other non-parties to this action, e.g. HUD, plaintiff tenant lawyers other than the Gautreaux plaintiffs (who sometimes are prosecuting actions against the CHA before other judges in this District and the City of Chicago). As such, these issues are uniquely unsuited to resolution through this litigation or any litigation. Indeed, we believe that all parties to the Plan for Transformation have learned, through experience, that it is very unwise to rush in and enter court orders that seek to control development, management and leasing, when these are dynamic and changing processes that often raise unexpected challenges.

¹ Virtually all of these developers and their managers were selected, with the consent and participation of the Gautreaux plaintiffs, through the various Working Groups that exist for each of the mixed-income developments. Members of each Working Group include the Gautreaux plaintiffs, the Receiver, the elected tenant leadership, CHA, the City of Chicago and often local elected officials.

4. As described below, the parties appear to be in the following posture:

A. They acknowledge that the occupancy rate for completed mixed-income public housing units is currently 95%, a very high rate comparing favorably with the private market.

B. Nonetheless, there are two problem areas in terms of the leasing of current units. One is at Lake Park Crescent, where this Court's requirement to lease half the public housing units to CHA residents earning between 50 and 60% of the area median income is causing great difficulty for Draper and Kramer, the developer. The other is at Old Town Square (at Cabrini) where particular units are proving difficult to lease (and, if market units, sell) because of the location of those units near large high-rises that Judges Coar and Hibbler have not permitted CHA to demolish, and because of the nature of those units. The Gautreaux plaintiffs and the CHA, working together with Draper & Kramer's counsel, as well as HUD, have nearly finalized an Order for this Court that will deal with the first problem. CHA continues to pursue a resolution of the issue at Cabrini before Judges Coar and Hibbler.

C. Apart from these two current issues, the parties agree that future leasing needs to be carefully monitored and, as in the two instances above, when problems appear, the parties must work together to resolve the issue. Monitoring will flag these issues promptly. Therefore, the parties have met at length to clarify the key steps involved in the marketing and leasing process. There are sixteen components that CHA has identified and with which the plaintiffs' agree. Based on these key steps, the parties have worked hard to develop a monitoring report, called the Move-In Timeline Report, pursuant to which CHA will apprise the Gautreaux plaintiffs as to how preparation for lease-up is proceeding. Various drafts have been exchanged. It is fair to say that the parties are 99% in agreement on this form, and CHA is prepared to begin reporting, once the plaintiffs' current motion is resolved. A copy of the latest draft of this form is attached as Exhibit A. In addition to this form, CHA has developed, with the plaintiffs, a Replacement Housing Leasing Report, which shows current leasing, vacancies and progress toward lease-up, broken down into various components. The parties appear to be in virtual agreement with respect to this form. A copy is attached as Exhibit B.

D. The key issues between the parties seem to be that: 1) plaintiffs want written, narrative lease-up plans for the various developments where units are now coming on line. CHA believes that these plans are burdensome to prepare and relatively useless in trying to get at the leasing problems that we will encounter. Nor does CHA believe that the Court should be involved with this level of detailed administrative planning by CHA; 2) persistent, yet seemingly minor issues regarding the format of the various reports; and 3) the Gautreaux plaintiffs want

all of the information provided, and all of the reporting and cooperation CHA has promised, but still want to litigate their pending motion. CHA believes that a good faith partnership requires the plaintiffs to withdraw the pending motion, so that we might go forward with the monitoring and problem-solving plan the parties have developed.

5. CHA looks forward to working with the Court to resolve these issues through a conference, to be scheduled at the Court's earliest convenience.

II. THE CURRENT LEVEL OF VACANCIES AT MIXED-INCOME DEVELOPMENTS DOES NOT PRESENT A CRISIS

6. As of March, 2005, 1057 public housing units had been completed at CHA's various mixed-income developments. Of these 1057, 1003 were leased----a 95% occupancy rate. Exhibit C sets forth the units by development. With respect to the fourteen developments where units have been turned over most recently, *i.e.* in the last twelve to fourteen months, CHA records show that as of March, 2005, 411 units of 450 are leased, a rate of 91%. Exhibit B breaks this out by development.

7. These vacancy rates compare favorably with the private market. Hendricks & Partners publishes the widely-read Apartment Update periodical quarterly. In January of 2005, it showed that occupancy rates for private market apartments in the Loop were only 92%, in the City West/Uptown area were 94.7%, and in Oak Park were 93%. See, Exhibit D hereto. Indeed, CHA's developers and managers are building and leasing (or selling) new market rate and affordable units at the same time as the public housing units are being developed. CHA's most recent statistics show that 88% of the affordable units are leased and 95% of the market units sold or leased----again, rates that are about the same as the public housing units.

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FAX TRANSMISSION

Number of pages including this one: 21

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FROM: Thomas Johnson

DATE: April 26, 2005

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8. Ordinary private market developers do not face nearly the same challenge as CHA's developers and managers. CHA's developers are: 1) engaged in perhaps the most ambitious effort to develop and lease mixed-income projects ever undertaken in this city, marketing simultaneously to urban market rate purchasers and families who have lived their entire life in high-rise public housing; 2) required to handle leasing in accordance with the detailed Relocation Rights Contract signed with the CHA tenant leadership, and often in accordance with detailed priorities set out in the Horner and Cabrini consent decrees, as well as in accordance with this Court's orders; 3) leasing newly constructed units, not merely units that are turning over because of evictions or tenants who leave----such new construction presents managing agents with the challenge of leasing units where turnover dates are constantly changing due to the exigencies of development, e.g. plaintiffs point out in their motion that the turnover dates at Lake Park Crescent have slipped by almost a year;² and 4) leasing not in the Loop or Oak Park, but in neighborhoods long associated with crime, drugs and traditional public housing.³

9. In their motion, plaintiffs only identify two developments where they say leasing was inadequate----Lake Park Crescent and Rockwell. Plaintiffs fail to note the unique problem at Lake Park Crescent related to their own insistence upon leasing half the units to a narrow income

² At other developments, the delays in turnover have been greater, thus making it difficult for CHA residents in temporary Section 8 placements to move, as they must know when to terminate their leases, and making planning for a move extremely difficult, given the realities of raising children, and working, etc. As one example, because of the delay in the turnover of the Lake Park units, residents planning to move in the spring were told to wait and therefore enrolled their children in school in the fall. They were then told in the late fall that their new units were ready and they had to move.

³ To be sure, these neighborhoods are revitalizing, as this Court has found, but that is a process that is far from complete.

sliver (50-60% of median income) discussed below. At Rockwell, all 14 of the units turned over are leased. The suggestion that new public housing units are standing empty throughout the city is therefore not true.

III. THE LAKE PARK CRESCENT EXAMPLE

10. To be sure, the CHA's developers and managers have encountered particular problems at particular development sites. Lake Park Crescent, featured in the plaintiffs' motion, is a good example. In its Order of June 3, 1996, as modified by its Order of April 11, 2000, this Court authorized the development of up to 241 new public housing units in the Lakefront Revitalizing Area. 150 of these public housing units were to be developed on the Lakefront and Drexel sites, as identified in the Court's order. The Court, at the insistence of the Gautreaux plaintiffs and others, reserved one-half of these 150 Lakefront and Drexel units for public housing families with incomes between 50% and 80% of the Chicago area median income.

11. The Lake Park Crescent development is the first of the on-site Lakefront developments to get off the ground. Sixty public housing units have been turned over. Thirty are for the 50-80% group.

12. The Lake Park Crescent development is spearheaded by a limited partnership led by Draper & Kramer. They are leasing and managing the units as well. The developer, as has generally been the case throughout the city, is using Low-Income Tax Credit financing to develop the public housing units on site. Federal law prohibits families making more than 60% of the area median from occupying Low-Income Tax Credit financed developments. The effect of this is that the Court's 50%-80% income group has shrunk to a very limited income slice of CHA families who make between 50% and 60% of the area median income.

13. Draper & Kramer has found it incredibly difficult to locate eligible families for the 50%-60% units. While the plaintiffs, in their motion, complain that these units are not leased, Draper & Kramer is very motivated to use its maximum efforts to lease the units, as every month they are unoccupied, CHA is withholding its operating subsidy from Draper & Kramer, and Draper & Kramer's investors (who expected lease-up by a fixed date) are drawing down funds from Draper & Kramer's financial guarantees.

14. In a continuing effort to solve this problem, CHA has contacted: 1) every Lakefront CHA relocatee family; 2) every family at any CHA development whose income is near the 50%-60% threshold; and 3) more than 3500 families from the CHA scattered-site community waiting list and the CHA general waiting list, to locate eligible families. Insufficient families have been found. CHA then met earlier this year with Draper & Kramer to see what else could be done. CHA and the developer settled on a two-part strategy. Without going into detail, Draper & Kramer wanted to reduce the flat-rent it charged to make these units more attractive to these 50%-60% families, and wanted to open up site-based marketing to public housing eligible families, and use a site-based waiting list. CHA then arranged discussions with all interested parties, including the Gautreaux plaintiffs, and HUD. Draper & Kramer then altered its position and indicated it did not want to reduce the rent, but only to use a site-based waiting list. After further meeting with the interested parties, CHA has now circulated a proposed court order to Draper & Kramer's counsel, the Gautreaux plaintiffs, the Receiver, and HUD that would make a site-based waiting list possible. CHA still awaits concurrence from these interested parties.

15. The problem at Lake Park Crescent, however, is not a problem of CHA's making. It is a unique challenge, stemming from the nature of this Court's order. Before there is any effort to

modify that order, the parties are working in good faith to try alternative approaches to implement the Order.

16. CHA recounts the Lake Park Crescent puzzle in some detail to illustrate the development-specific problems associated with timely leasing, and the fact that virtually always there are significant players involved who are not before this Court. The Lake Park Crescent example also illustrates why the plaintiffs' proposed court order is too blunt and simplistic a solution. The plaintiffs have offered (with their motion) an order that would require CHA to "take all steps necessary to move plaintiff class families within 30 days of the date of this order into all public housing units newly constructed in mixed-income developments pursuant to this Court's orders and available for occupancy but still vacant as of the date hereof". What steps might those be in the case of Lake Park Crescent? How could such a complicated problem be resolved so quickly? A snap of the fingers will not do it.

17. At other developments there are other very distinct and particular problems. So, for example, at Cabrini, leasing has gone well, except for at the Old Town Square development, where the new units sit in the shadow of the Green Home and Larrabee high-rise buildings. These units have been slow to sell (to market families) and to lease because of their location and other factors. CHA is working to empty out these high-rises and demolish them, but this process is carefully monitored by Judges Coar and Hibbler in two separate federal cases filed by the Cabrini tenants, who have opposed such consolidation and demolition.

18. Each development has its own unique problems. Gautreaux counsel can be helpful in working through each of these problems, and has been helpful. None, however, are amenable to prompt resolution through litigation.

IV. **WHILE CHA IS COMMITTED TO WORKING WITH GAUTREAU COUNSEL ON LEASING ISSUES, THERE ARE LIMITS ON THE FEDERAL COURT'S AUTHORITY TO MANAGE THE DAY-TO-DAY ADMINISTRATIVE EFFORT OF CHA TO COMPLY WITH THE GAUTREAU DECREE**

19. CHA is committed to finishing the Plan for Transformation, which includes building and occupying the mixed-income units. This is an extraordinarily complex and demanding endeavor, filled with details and problems.

20. While CHA recognizes the relationship between the Gautreaux judgment order and the Plan for Transformation, nothing in the original Gautreaux judgment order or in subsequent orders has addressed the details involved in marketing and leasing the new mixed-income units, much less the details of how CHA reports to the Gautreaux plaintiffs on the agency's progress in marketing and leasing. In the past, this Court has left such matters to the discretion of local government administrators, absent a violation of federal law. Gautreaux v Pierce, 101 F.R.D. 704, 705 (N.D. Ill. 1984) ("Nothing in the consent decree requires this Court to approve or reject proposed marketing plans for housing projects. We will not shirk our full responsibilities as set forth in the consent decree. However, where not expressly provided by the consent decree, reviewing the day-to-day managerial and administrative decisions of others charged with implementing the decree is not one of these responsibilities. We decline to assume without such express authority functions that belong to others.").

21. This approach is consistent with our Circuit's repeated admonitions that while the courts sit to enforce the provisions of federal law, they are not to micromanage the work of local government, even in the context of administering federal judgments and consent decrees. Evans v City of Chicago 10 F3d 474, 479 (7th Cir. 1993) ("The court must ensure that there is a

substantial federal claim, not only when the decree is entered but also when it is enforced and that the obligations imposed by the decree rest on this rule of federal law." Within these constraints, the public interest and considerations based on the allocation of powers within our federal system, require that the district court defer to local government administrators, who have primary responsibility for elucidating, assessing and solving the problems of institutional reform, [and] to resolve the intricacies of implementing a decree.); Alliance to End Repression v City of Chicago 237 F3d 799, 802 (7th Cir. 2001) (emphasizing the need to leave local functions to local government, absent compelling federal law violations).

22. In light of this authority, CHA believes the precise manner in which CHA reports to the plaintiffs on the marketing and leasing activities of its developers and managers should be left to the discretion of the CHA.



One of the Attorneys for the CHA

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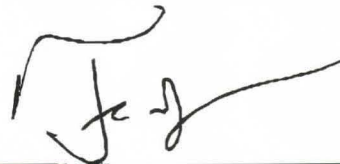
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NOTICE OF FILING AND CERTIFICATE OF SERVICE

Thomas E. Johnson, one of the attorneys for the CHA, hereby state that the foregoing Motion to Stay Briefing In Favor of a Conference to Resolve Issues Raised by Plaintiffs' Motion to Require Prompt Tenanting of Mixed-Income Public Housing Units was filed with the Clerk of the U.S. District for the Northern District of Illinois on April 26, 2005 and served, by fax and mail, on opposing counsel at the following addresses:

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Thomas E. Johnson

Move - In Timeline

Development	Projected Transfer of First Units (per Habitat)	Closing	Property Manager Submits Outreach and Marketing Plans to CHA	Developer, Service Provider and CHA (?) Executes Service Provider Contract	Service Provider Submits Outreach and Marketing Plans to CHA	Property Manager Sends Resident Notice about Site Criteria
ABLA (Roosevelt Square)						
Cabrini (Old Town Village)						
Cabrini (River Village North)						
Cabrini (River Village South)						
Henry Homer						
Hilliard (Family)						
Hutchinson's Row						
Jazz on the Boulevard						
Lake Park Crescent						
Madden / Wells (Oakwood Shores)						
Robert Taylor (Mahalia Place)						
Rockwell (1 S. Leavitt)						
Rockwell (Archer)						
Rockwell (West End)						
S. Ray (The Pershing)						
Washington Park (St. Edmund's)	Jan-05	Jun-03				



[illegible][illegible]

CCDC JJSGD

Feb-05 February 2005

REPLACEMENT HOUSING LEASING REPORT

CHANGE

Currently Leased = 91%

	Total Expected Public Housing Units	Total Transferred	Currently Occupied	Leases Signed	Currently Vacant	Applicants Identified	Vacant with no Applicants	Families forwarded to Developer for screening	Expected Transfers 2005	Referred to a HOP Provider	Comments
DEVELOPMENTS WITH NO TRANSFERRED UNITS											
ABLA (Roosevelt Square)	125							0	118	375	Weekly Service Provider and Relocation Team meetings taking place. 42 Assessments consisting of their Relocation Plans are completed. Next session of Transitional Jobs program to begin last week of February.
Cabrini (River Village)	43							0	43	200	Consent Decree and Tenant Selection Plan sent to UPA on 1/14/05. Relocation Team Kick Off meeting to take place 1/21/05.
Jazz on the Boulevard	10							0	17	125	Relocation has provided property manager with a listing of >50 AMI. Services have been in place for over a year.
Robert Taylor (Legends South)	54							0	54	170	HOP Fairs scheduled for March 16 at Boys and Girls Club. Lease Compliance reviews have started and are near completion.
Stateway (The Pershing)	27							0	27	81	Outreach is being conducted to on and off site families. Lease Compliance reviews have started and are near completion. At least
Sub-Total	279							0	259	652	

DEVELOPMENTS WITH TRANSFERRED UNITS											
Cabrini (Old Town Village)	66	43	34	34	9	15	0	594	23	200	2 moves took place this week. On site outreach took place on 2/23 and 3/1 with an Open House on 3/2/05. 15 new applications were submitted and are being processed by OTV. An additional 73 names have been forwarded to Occupancy for lease compliance reviews.
Lake Park Crescent <50	30	30	28	28	4	3	1	372		372	Continuing to outreach to families within income range.
Lake Park Crescent >50	30	30	6	7	24	18	6	257		0	5 moves took place. A Leasing event/fair is scheduled to take place on 3/5/05.
Madden/Wells (Oakwood Shores)	53	18	13	15	2	9	0	120	52	315	2 residents moved in 2/25. One resident scheduled to move 3/11 and one on 3/17
Sub-Total	189	121	79	82	39	34	7	1263	75	687	

COMPLETELY LEASED SITES (EXCLUDING SITES THAT WERE COMPLETED BEFORE 2004)

Shakespeare	12	72	12	12	12	12	12	12	12	12	
Rockwell (St. Edmund)	24	12	12	12	12	12	12	12	12	12	
Hutchinson's Row	24	12	12	12	12	12	12	12	12	12	
Harvard (Harvey)	24	12	12	12	12	12	12	12	12	12	Still have (4) units to lease. Steven Knox, Leasing Agent has a resident in process for the unit.
Harvard (Seward)	24	12	12	12	12	12	12	12	12	12	
Cabrini (Old Town Village)	24	12	12	12	12	12	12	12	12	12	
Oakwood Shores	24	12	12	12	12	12	12	12	12	12	
Washington Park (St. Edmund's)	24	12	12	12	12	12	12	12	12	12	
Rockwell (Harvey)	24	12	12	12	12	12	12	12	12	12	Unit and Service Coordinator on 3/5 indicating elevated performance. Unit and Service Coordinator on 3/11/05. New resident in process for the unit.
Harvard (Harvey)	24	12	12	12	12	12	12	12	12	12	
Sub-Total	243	325	323	323	3	0	0	1624	16	631	

TOTALS 811 450 404 411 42 36 7 2877 348 2470

Summary of changes

- 3 units transferred (Oakwood Shores - 3)
- 2 leases signed this week (Horner - 1, Oakwood Shores - 1)
- 12 moves this week (LPC-5, Oakwood Shores - 2, OTV - 2, St. Edmund's - 3)

EXHIBIT

B

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Chicago Housing Authority / The Habitat Company
Closed Acquisition & Mixed Finance Transaction Summary
Units Closed, Constructed and Leased

	Development Name	Phase Name	Date Closed	PHA Units	Total Units (PHA and	% Construction Completion	# PHA Units Transferred	# PHA Units Leased *
1	Robert Taylor Homes	Langston (Off-Site 1) ✓	12/23/1999	29	116	100%	29	29
2	Cabrini-Green	North Town Village I ✓	11/15/2000	39	116	100%	39	39
3	Cabrini-Green	Mohawk Partners ✓	12/15/00	5	15	100%	5	5
4	Robert Taylor Homes	Quincy (Off-Site 2) ✓	12/21/2000	27	107	100%	27	27
5	Cabrini-Green	North Town Village II	3/21/2001	40	40	100%	40	40
6	Kenwood/Oakland	Shakespeare	6/29/01	12	12	100%	12	12
7	Cabrini-Green	Renaissance North ✓	11/30/2001	18	18	100%	18	18
8	Cabrini-Green	Old Town Square	8/9/2002	16	16	100%	16	16
9	Cabrini-Green	Orchard Park ✓	9/23/2002	13	13	100%	13	13
10	Hilliard Homes	Phase I	11/6/2002	153	153	100%	153	153
11	Henry Horner/Westhaven	Phase IIA-1	12/20/02	87	87	100%	87	87
12	Lake Park Crescent	Phase 1	4/9/2003	60	60	100%	60	31
13	Rockwell Gardens	Phase 1-A offsite	8/22/2003	14	14	100%	14	14
14	Cabrini-Green **	Old Town Village E I & II	8/29/2003	28	28	97%	19	17
15	Cabrini-Green **	OTV West	11/7/03	38	38	60%	24	17
16	Cabrini-Green	Domain Lofts	12/12/03	16	16	100%	16	16
17	Madden Wells **	Phase 1-A	3/30/04	63	162	54%	18	16
18	1 S. Leavitt		8/31/04	2	2	100%	2	2
19	Archer Courts	✓	1/11/05	4	43	100%	4	4
20	Horner/West Haven	Phase 1					461	447
				664	1056		1057	1003
	* Number of Units initially occupied upon transfer							
	** Development still under construction							

3/9/05



2004

Hendricks & Partners
**APARTMENT
UPDATE™** THIRD
QUARTER

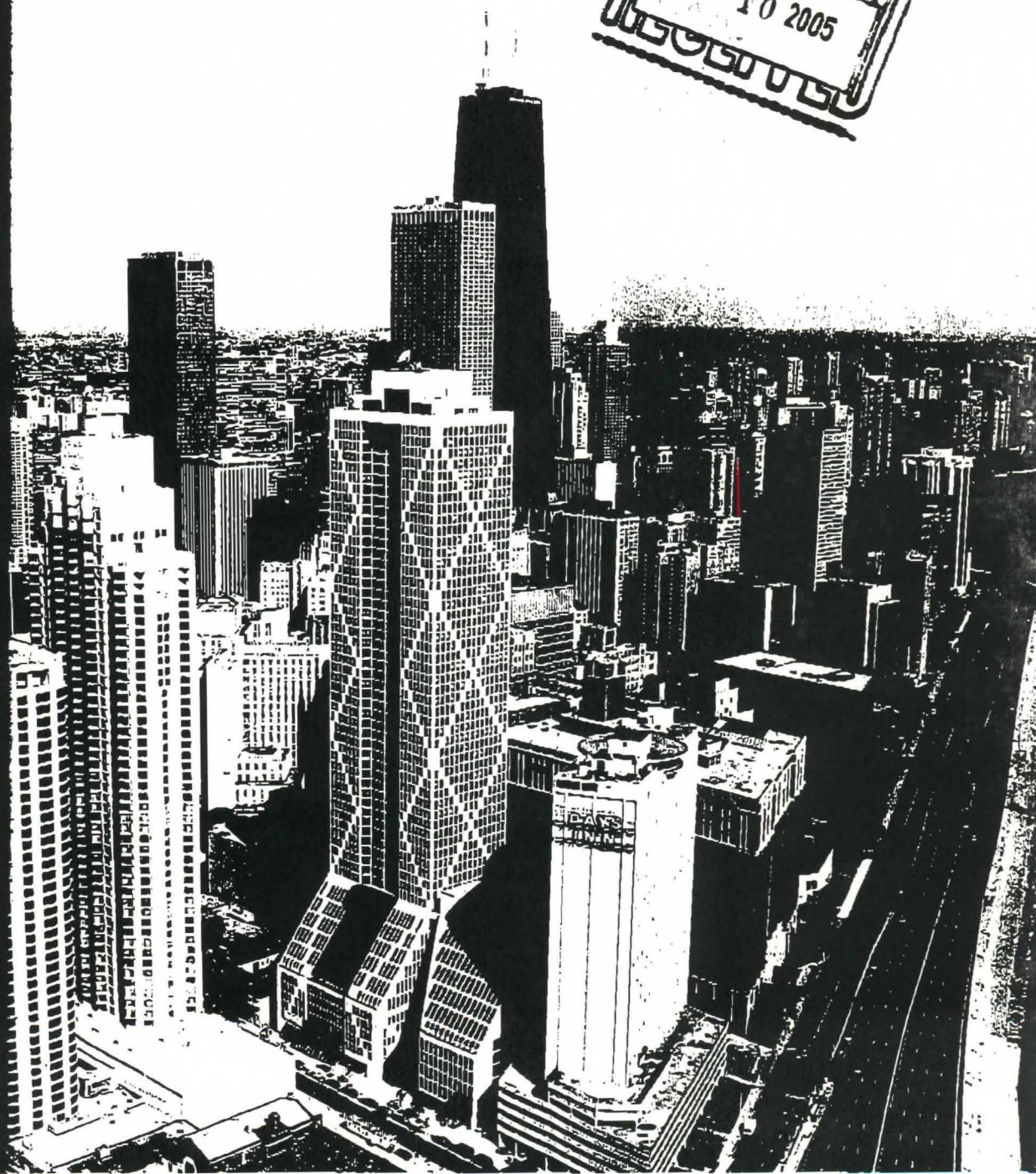
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EXHIBIT

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CHICAGO

THIRD QUARTER 2004

Chicago's economy stepped towards recovery on a slight (0.1%) increase in employment over the year ended September 2004. Losses continued in the area's sizable trade, transportation, and utilities sector over this period, along with its information industry. However, another major employment sector, the professional / business services category, demonstrated growth, as did the education, healthcare, and leisure/hospitality industries.

Local apartment properties maintained fairly stable vacancy rates in the third quarter of 2004 compared to a year prior, while rents began to show signs of strength. The market continued to compete with condominiums for residents, as well as, to a lesser degree, with single-family homes. Existing home sales in the region

dipped by a slight 1% in the third quarter over a year prior, while the more affordable condominium segment noted a 4% increase in sales.

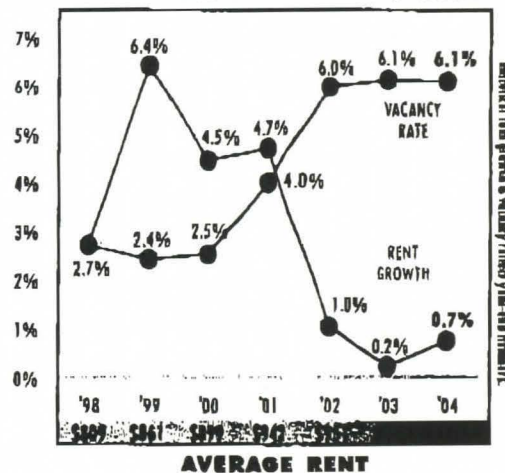
- Net move-outs totaled 392 units in the third quarter, similar to the negative absorption of 230 units in the third quarter of 2003.
- No new apartment units entered lease-up in the third quarter, whereas a year ago, 260 units came online. The slowdown in development has precluded further increases in

vacancy rates. However, although developers remain concentrated on for-sale condominiums, some rental projects are still being planned or constructed, including over 1,600 units in the North of Loop submarket, nearly 1,000 in The

Loop itself, and more than 800 in South Cook County.

- Multifamily permitting activity subsided in the third quarter, as permits were pulled for 2,330 units, down from 3,121 units in the year-earlier period.
- The overall average vacancy rate registered 6.1% in the third quarter, virtually unchanged from the 6.0% rate of one-year prior.
- The market's average rent advanced 0.7% over the year ended third quarter, up from

HISTORICAL VACANCY AND RENT



THIRD QUARTER 2004 VACANCY AND RENT

40+ UNITS SUBMARKETS	VACANCY		AVG. RENT INCREASE		AVERAGE RENT	
	2004	2003	2004	2003	2004	2003
The Loop	8.1%	9.7%	0.7%	1.3%	\$1,475	\$1,464
North of Loop	4.0%	3.7%	1.5%	0.1%	\$1,102	\$1,086
City West/Uptown	5.3%	4.8%	0.0%	2.2%	\$778	\$778
Oak Park	6.9%	6.2%	1.2%	-0.6%	\$912	\$901
South Cook County	5.5%	5.3%	0.0%	3.4%	\$812	\$812
Northwest Cook County	7.2%	7.9%	2.2%	-3.5%	\$986	\$963
Northeast Cook County	5.3%	5.9%	0.2%	0.5%	\$940	\$938
Far North Cook County	7.4%	6.6%	-0.1%	-1.8%	\$1,019	\$1,020
Lake County	6.1%	6.1%	0.6%	-1.7%	\$873	\$868
McHenry County	4.1%	7.5%	0.1%	0.6%	\$827	\$826
Kane County	6.0%	7.6%	2.5%	-1.1%	\$895	\$873
Du Page County	7.2%	6.8%	0.8%	-0.9%	\$927	\$919
Naperville/Aurora	5.8%	7.3%	1.6%	-4.3%	\$959	\$944
Will County	3.7%	6.1%	0.0%	0.4%	\$739	\$736
Totals	6.1%	6.0%	0.7%	0.2%	\$959	\$952

All 2004 figures are through September 30, 2004. Historical vacancy and rent growth figures in the chart above reflect year-and-months. For the table above the vacancy rate figures are third quarter, and rent growth figures reflect the last 12 months. Historical employment growth figures are annual averages, 2004 employment figures are from September 30, 2003 through September 30, 2004. Permits represent all multifamily product, 5+ units.

04/20/2005 10:55 FAX 3124220708 CCDC JJSGB 001

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

DOROTHY GAUTREAUX, et al.,
Plaintiffs,

-vs-

CHICAGO HOUSING AUTHORITY, et al.,
Defendants.


)
)
)
) No. 66 C 1459
)
)

Hon. Marvin E. Aspen

NOTICE OF MOTION

TO: SEE ATTACHED SERVICE LIST

PLEASE TAKE NOTICE that on **Thursday, April 28, 2005, at 10:30 a.m.**, or as soon as counsel may be heard, I shall appear before the Honorable Judge Aspen in the courtroom usually occupied by him, at the U.S. District Courthouse, 219 South Dearborn Street, Chicago, Illinois, and then and there present **THE CHICAGO HOUSING AUTHORITY'S MOTION TO STAY BRIEFING IN FAVOR OF A CONFERENCE TO RESOLVE ISSUES RAISED BY PLAINTIFFS' MOTION TO REQUIRE PROMPT TENANTING OF MIXED-INCOME PUBLIC HOUSING UNITS.**



One of the attorneys for CHA

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Attorney for CHA

CERTIFICATE OF SERVICE

Thomas E. Johnson, an attorney, hereby certifies that a copy of this Notice and attached Motion was served upon the parties on the attached Service List, by facsimile and U.S. mail, with proper postage prepaid, on April 26, 2005.



Thomas E. Johnson