

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

RECEIVED

AUG 18 2005

JUDGE MARVIN E. ASPEN
UNITED STATES DISTRICT COURT
66 C 1459
Hon. Marvin E. Aspen

DOROTHY GAUTREAUX, et al.)
)
 Plaintiffs,)
)
 vs.)
)
CHICAGO HOUSING AUTHORITY)
)
 Defendant.)

**JOINT MOTION FOR AN ORDER AUTHORIZING THE DEVELOPMENT OF
PUBLIC HOUSING UNITS IN A LIMITED AREA**

Plaintiffs and defendant Chicago Housing Authority ("CHA"), by their respective attorneys, with the support of Daniel E. Levin and The Habitat Company LLC (the "Receiver"), respectfully move the Court to authorize development of 57 new non-elderly public housing units in a mixed-income development within the following boundaries: (a) an area bounded by Adams Street on the north, Van Buren Street on the south, Western Avenue on the east and Campbell Street on the west, and (b) a block bounded by Madison Street on the north, Monroe Street on the south, Rockwell Street on the east and Washtenaw Avenue on the West. A map of the proposed redevelopment area is attached as Exhibit A. The area in question is the site of a portion of CHA's Rockwell Gardens public housing development. The parties also move the Court to amend the Tenant Assignment Plan to require that the 57 public housing units that are the subject of this motion be made available first to relocating public housing families, then to families on the CHA waiting list.

In support of this motion, the parties state as follows:

1. For the reasons stated herein, the parties believe the proposed development is “designed . . . to achieve results consistent with [the Judgment Order]” in this case, and that the Court therefore has authority to enter the proposed order pursuant to paragraph X of such order. 304 F. Supp. 736, 741.

2. Though orders in this case restrict the CHA’s ability to develop new non-elderly public housing in “limited areas,” the Court has permitted development of non-elderly public housing to proceed in “limited areas” that were deemed to be “revitalizing”: Henry Horner in 1995, amended in 1996, 1998 and 2002; Kenwood-Oakland in 1996, amended in 2000 and amended in 2002 to include Madden-Wells; Near North/Cabrini-Green in 1997, amended in 2000; and ABLA in 1998. In each of these cases, the parties and the Receiver represented that the proposed revitalizing areas had experienced a substantial increase in public and private investment, including private residential rehabilitation and new construction. In each case, plaintiffs and defendant advised the Court that positive activity completed or already underway, combined with the proposed large-scale mixed-income redevelopment of sites previously designated as exclusively public housing, made economic integration likely in the short run with a possibility that racial integration might follow in the long run.

3. The plaintiffs do not believe that the area in which the Rockwell redevelopment activity is proposed can yet be designated a “Revitalizing Area.” Conditions near Rockwell have improved, but there has not been the level of public and private investment in projects completed or already underway that characterized the neighborhoods surrounding Henry Horner, Kenwood-Oakland, Near North/Cabrini-

Green, ABLA and Madden-Wells at the time those Revitalizing Area Orders were entered.

4. In areas that were not yet deemed "revitalizing," the Court has on a number of occasions waived the Gautreaux locational restrictions and permitted development of public housing following a site-specific, case-by-case review, usually based on a determination that the proposed development was "in furtherance of the purposes of the judgment orders." The Court ordered one such waiver in August 2003 for the development of 14 public-housing units comprising Phase 1-A of the Rockwell Gardens redevelopment, another in December 2003 for development of 27 public housing units in a phase of Stateway Gardens redevelopment, and another in March 2004 for development of 54 public housing units in a phase of Robert Taylor redevelopment. Consistently with the actions taken in those instances, the parties support the proposed Rockwell waiver because (1) they believe there has been sufficient investment activity in the immediate vicinity of the proposed Rockwell development to support the view that the development can sustain a mixed-income tenancy and therefore will "achieve results consistent with [the Judgment Order]" in this case and (2) the proposed development is part of a proposed larger-scale mixed income redevelopment plan that, if completed, would make economic integration likely in the short run with a possibility that racial integration would follow in the long run. For the reasons described below and in the attached affidavit from the Receiver, it is desirable that the proposed 57 units be developed:

A. Planned Rockwell Redevelopment

- i. In 2001, CHA and the Receiver were awarded \$35 million in HOPE VI grants to support the mixed-income redevelopment of Rockwell Gardens. The planned Rockwell Gardens redevelopment would contain 780 new or rehabilitated housing units, constructed on the current Rockwell Gardens site and several blocks "off-site" in the surrounding neighborhood. One-third of the units in this mixed-income development would be public housing units, up to one-third will be "affordable" and at least one-third will be market rate.
- ii. In August 2003, the Court authorized "Phase I-A" of the Rockwell redevelopment – 14 public housing units, 18 affordable rental units and 10 market rate rental units, on a single block located three blocks from the proposed Phase I-B site. Phase I-A is now complete and fully occupied.
- iii. If authorized by the Court, Phase I-B, would consist of 208 units. Of these 57 will be public housing, 53 will be affordable and 98 will be market rate. Some 116 will be homeownership units. A marketing trailer is being placed on the Phase I-B site and marketing activity has begun.
- iv. To date, five Rockwell Gardens family public housing high-rise buildings have been demolished. Three family high-rises remain, two of which will be demolished beginning in November 2005. The final Rockwell family high-rise will be demolished

within the next two years as part of the redevelopment effort. These buildings are a significant impediment to mixed-income redevelopment and their demolition will enhance the area's revitalization prospects. The 2001 HOPE VI grant and separate HUD demolition grants are sufficient to fund demolition of the remaining family high-rises at Rockwell.

B. Development Activity Near Rockwell

- i. Adjacent to the east and north and west of the proposed Rockwell redevelopment is the previously-designated Horner Revitalizing Area ("HRA"). Phase I of Horner redevelopment included demolition of five high- and mid-rise public housing buildings and construction of 461 mixed-income public housing town-homes within the HRA. Just east of the HRA, at the Henry Horner Annex, three buildings with a total of 90 units were rehabilitated or demolished and replaced. The Second phase of Horner redevelopment, authorized by the Court in December 2002, is well underway. The first portion of Phase II is complete – 155 mixed-income rental units, including 87 public housing units. Construction has begun on a 111 unit mid-rise condominium that will include 32 public housing units. When it is complete, Phase II will consist of 764 rental and homeownership units – 361 market rate, 132 affordable and 271 public housing. A map showing the relationship between the

proposed Rockwell Phase I-B development and the HRA is attached as Exhibit B.

- ii. Since Horner redevelopment began, there has been a large investment of public and private resources in the HRA, including a substantial increase in private housing rehabilitation and construction. Within the HRA, east of Western many condominium projects have been completed in recent years, and property values have appreciated steadily. For example, in the 2300 block of west Adams, one block east of the proposed Rockwell redevelopment site, construction is underway on 44 townhomes. Two bedroom units there have sold for more than \$300,000. Construction is also underway in the 2200 block of west Madison, where 30 condominium units and 18 townhomes are under construction. Within the HRA west of Western, there has been a gradual increase in private market activity.
- iii. There has been some commercial development activity within the HRA and near the Rockwell site. In 2001, a 15,000 square-foot Walgreens opened at the north-east corner of Madison Street and Western Avenue, two blocks from the north-east corner of the Phase I-B site. In November 2003, the City selected a developer to build and operate a grocery store and small retail stores on the south-east corner of Madison and Western. Much of the land required for the store is now City-

owned. Efforts to acquire the final parcel necessary for the development have been stalled, but the City's Planning Department has now begun the process to acquire the parcels through eminent domain.

- iv. Outside the HRA but near the Rockwell site, there has been virtually no development activity. One encouraging exception is at 2400 W. Madison, across the street from the Walgreens and the proposed grocery store, where an architecturally significant high-rise building is undergoing substantial rehabilitation. The building will include 62 rental units and ground floor retail. Another exception is a group of 10 townhouses on the 2500 block of West Warren, north of the Rockwell site.

D. Locational advantages

- i. Communities to the north, south and west of the proposed new units have also seen an increase in private residential development activity since the mid-1990s. Both sales prices and rents in those areas have risen steadily.
- ii. The proposed development site is approximately two-and-a-half miles from the heart of downtown Chicago. It is well-served by prominent city streets and expressways. The Chicago Transit Authority's Blue Line stops several blocks from the proposed development site and offers passengers a quick ride to the

Chicago Loop. South and east of the redevelopment site is the Illinois Medical District, with two major teaching hospitals and Cook County Hospital.

5. Since the parties presented a similar motion in August, 2003, seeking a waiver in order to develop 14 public-housing units as part of Rockwell redevelopment Phase 1-A, there have been improvements in the neighborhood, but Plaintiffs believe that many of the limiting conditions present in the area in 2003 are still present today, and several new issues of concern have arisen. In particular, plaintiffs believe:

- A. CHA has not yet developed plans for the Maplewood Courts site, a 3.25-acre city-state CHA property adjacent to the Rockwell Gardens site and bordered by Jackson Boulevard to the north, Van Buren Street to the south, the Rockwell Gardens site to the east, and Rockwell Street to the west. The prominent site, which is immediately adjacent to the proposed redevelopment area, includes two buildings that formerly contained 130 apartments.. Though demolition is now underway, there is not yet a plan to redevelop the Maplewood site. Plaintiffs and the Receiver have long contended that redevelopment of the Maplewood Courts site in a manner consistent with the goal of creating a mixed-income community is crucial to the successful redevelopment of Rockwell Gardens.
- B. Development of homeownership units – a critical element of the mixed-income plan – has lagged significantly behind schedule. The delay is especially troubling because the neighborhood has experienced less

private market real estate activity than most others where the Court has authorized development of new mixed-income public housing.

- C. Western Avenue remains a significant dividing line with most of the positive development in the Rockwell area occurring east of Western. With some exceptions, Western Avenue is characterized by run-down commercial establishments, and the private housing stock west of Western is generally more dilapidated than that to the east. Though there has been some new construction and rehabilitation activity west of Western, there has not been the same level of private market activity as in other areas deemed "revitalizing." Numerous vacant lots and blighted properties remain, while commercial investment, with some exceptions, has been limited.

- D. Plaintiffs believe that progress to develop and implement a social services plan for Rockwell residents has been unsatisfactory. All parties agree that when new public housing units become available, screened, qualified residents should be ready to occupy them. However, a contract to provide social services to Rockwell families was not executed until several months after the Phase I-A units were completed. Plaintiffs have not yet seen evidence that the social services being provided to Rockwell-eligible families are sufficient to ensure that Gautreaux families will receive the relief to which they are entitled.

E. Plans were recently announced to close Grant Elementary School, located in the center of the Rockwell redevelopment area. Plans have also been announced for a future school in the Grant facility.

Uncertainty about Grant School may impede marketing efforts.

CHA does not believe that plaintiffs' concerns are justified or factually supported.

6. For the reasons stated above, the parties believe that the proposed order should be entered, subject to the condition that, in addition to the 57 public housing units to be built in Phase I-B, at least an additional 53 affordable rental units and 116 homeownership units are built, marketed and to the greatest extent possible occupied roughly simultaneously on the same blocks.

7. Because these units will be developed as part of a new mixed income development in which public housing will be a substantial portion of total units, and will be dispersed throughout the development, and because these units are being built as replacement housing for CHA's Rockwell Gardens development, the parties also seek to amend the current tenant assignment plan to require that the units be made available to eligible families living in CHA units or with temporary Section 8 vouchers, or, if no such families are available, then to families on the CHA waiting list. Similar arrangements were approved by this Court's order of March 24, 2003, respecting the Lake Park Crescent and Jazz on the Boulevard developments.

WHEREFORE, plaintiffs and the defendant Chicago Housing Authority request the Court to enter an order substantially in the form of the draft order attached hereto.

Respectfully submitted,

Alex P.I.P.P. by TO
One of the Attorneys for the Plaintiffs

Jay
One of the Attorneys for CHA

August 18, 2005

Alexander Polikoff
Julie Brown

Adam Gross
Business and Professional People for the Public Interest
25 E. Washington Street, Suite 1515
Chicago, Illinois 60602
Phone: (312) 641-5570
Fax: (312) 641-5454

Gail Niemann
Chicago Housing Authority
200 W. Adams Street, #2100
Chicago, Illinois 60606
Phone: (312) 744-0250
Fax: (312) 726-6418

Exhibit A – Map of Area

**Exhibit B – Map of Horner Revitalizing Area and Proposed Rockwell
Redevelopment Site**

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

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

AFFIDAVIT OF DANIEL E. LEVIN

Daniel E. Levin, being first duly sworn on oath, states:

- 1) Pursuant to a 1987 order of the Court of the Northern District of Illinois, as amended by a 2002 order substituting The Habitat Company LLC for The Habitat Company, in Dorothy Gautreaux, et al v. Chicago Housing Authority, et al, Daniel E. Levin and The Habitat Company LLC, jointly, as Receiver have and exercise all power of the Chicago Housing Authority ("CHA") respecting the development of CHA non-elderly public housing. I, Daniel E. Levin, am the Chairman of The Habitat Company LLC and my duties include oversight of the day-to-day activities of the Receiver.
- 2) The CHA's Rockwell Gardens development is in the process of re-development and, as a non-elderly public housing development, is subject to the 1987 order.
- 3) The Receiver, CHA, a private development company, Rockwell Gardens residents and others have developed plans to construct 57 new non-elderly public housing units in a mixed-income development (the "Development" or "West End") in the following areas: (a) a block bounded by Madison Street on the north, Monroe Street on the south, Rockwell Street on the east and Washtenaw Avenue on the west (the "Phase I-A Block"), (b) an area bounded by Adams Street on the north, Van Buren Street on the south, Western Avenue on the east and Campbell Street on the west (the "Phase I-B Area"). Together, the two areas are referred to as the proposed Rockwell Phase I Area (the "RA Phase I"). The Phase I-A Block has already been developed with 14 buildings containing 14 public housing units, 18 low income housing tax credit units and 10 market rate rental units. This Court granted a waiver to allow that development. (A copy of that waiver is attached as Exhibit A.)
- 4) As part of the development of RA Phase I, six additional CHA units and three additional low income housing tax credit units are proposed for the Phase I-A Block. The Phase I-B Area development requires the Court's authorization and, because additional units will be built on the Phase I-A Block, the Phase I-A Block should also be included in the Court's authorization. The Receiver believes that the development should be supported—even in the absence of a revitalizing order—is for the following reasons.
- 5) **Revitalizing Area Orders Adjacent to Phase I-B Area.** The RA Phase I is adjacent to the Horner Revitalizing Area ("HRA"), designated by the Court in 1995, and amended in 1996, 1998 and 2002. In the first phase of Horner redevelopment, several of Horner's worst buildings were demolished and 461 mixed-income public housing units were built within the HRA; nearby, the 90 unit Horner Annex was completely rehabilitated. In the second phase of Horner redevelopment, now underway, Horner's remaining high- and mid-rise buildings are being demolished and 764 new and homeownership units

are under construction and planned. When complete, approximately 65 percent of the new housing in the second phase of Horner redevelopment will be designated either affordable or market rate.

- 6) **Mixed Income Housing.** West End Phase I (the combination of Phase I-A which is built and Phase I-B which is planned) will create an opportunity for members of the Gautreaux plaintiff class to live in mixed-income housing. Public housing will constitute 36 percent of the units to be constructed in when phases I-A and I-B are completed. The following chart illustrates the unit mix when Phases I-A and I-B are combined:

Type	Rental	For-Sale	Total Units	%
CHA	71	0	71	28%
Affordable	53	18	71	28%
Market Rate	10	98	108	44%
Total Units	134	116	250	100%
%	54%	46%	100%	

The following chart illustrates the unit mix planned for Phase I-B:

Type	Rental	For-Sale	Total Units	%
CHA	57	0	57	28%
Affordable	35	18	53	25%
Market Rate	0	98	98	47%
Total Units	92	116	208	100%
%	44%	56%	100%	

- 7) **Larger West End Plan.** The HOPE VI Grant and other public housing funds if combined with other planned resources at ratios similar to Phases I-A and I-B should be sufficient to complete the entire Rockwell redevelopment. The following chart illustrates the plan for the planned income mix for the entire development:

Type	Rental	For-Sale	Total Units	%
CHA	260	0	260	33.33%
Affordable	200	60	260	33.33%
Market Rate	60	200	260	33.33%
Total Units	520	260	780	100%
%	66.66%	33.33%	100%	

- 8) **Revitalization Factors.** The area in and around the RA Phase I has shown remarkable revitalization activity since the entry of this Court’s 1995 HRA Order. Outlined below are highlights of revitalizing activity and other factors that will attract higher income renters and owners and strengthen the prospects for mixed-income success.
- a) **New Housing Construction and Sales.** Residential development has been booming in the Near West Side and East Garfield Park community areas of Chicago since the mid-1990’s. Recent sales of residential property show that the revitalization has touched the western borders of the Near West Side and is moving further west into East Garfield Park. In addition, the area south of the Eisenhower Expressway has seen significant development. Ashland Avenue and the expressway are no longer the borders to new development. According to the Realtor’s Multi-Listing Service there were more than 30 new condominiums and townhouses for sale in the area bounded by Damen Avenue on the east, Kedzie Avenue on the west, Lake Street on the north and Van Buren Street on the south. List prices vary from a low of \$200,000 for two-bedroom, one-

bathroom condominiums close to Kedzie to a high of \$330,000 for a two-bedroom, two-bathroom townhouse due east of the RA Phase I. There are not as many new three-bedroom units for sale. Existing three and four-bedroom units are listed at \$360,000 to \$380,000. Specific new developments that demonstrate the revitalization of the area are the following:

- i) The bank building on the northwest corner of Western Avenue and Madison Street is being completely rehabilitated. Work is underway and when completed the long vacant building will contain 62 rental apartments of which 33% will be affordable. There will be retail space on the ground floor.
- ii) Near West Development Corporation has an on-going development of 22 single family houses and two-flats underway on various lots in the surrounding area most of which will be subsidized through the City of Chicago's New Homes for Chicago Program.
- iii) Adam's Place at 2301 W. Adams (directly across Western from the RA Phase I), is a planned 44 unit townhome development of which 30 units are built. The development billed as "the West United Center neighborhood" has sold well for prices in the \$300,000s for two-bedroom units.
- iv) 30 condominium units and 18 townhouses are under construction on the 2200 block of West Madison Street.

(Promotional material and photos of representative developments follow in Exhibit B.)

- b) **New Commercial Development.** Around the RA Phase I, new commercial development has been completed and additional commercial development is planned. In 2001, a new Walgreens Pharmacy was completed at the northeast corner of Western Avenue and Madison Street. (A photo of the store is included in Exhibit C.) The City of Chicago is negotiating with a developer to develop a grocery store and small retail stores along the southeast corner of Western Avenue and Madison Street. The City still has not been successful in acquiring all of the property necessary for this development but they still intend to complete the acquisition. The Western Avenue/Madison Street corner has been identified as a commercial "node" by the City's Department of Planning and Development and, as such, a location where the City will encourage and facilitate commercial development.
- c) **Location.** The RA Phase I is located just three miles west of downtown Chicago. Major east/west thoroughfares provide easy access to and from downtown. In addition, the HRA is located close to several major expressways and is served by the Chicago Transit Authority's elevated train and bus lines.
- d) **Proximity to Employment Centers.** The Illinois Medical District, comprised of two major teaching hospitals and Cook County Stroger Hospital, is just southeast of the RA Phase I. Area employees are a pool of potential renters and homeowners who will find the development's location convenient to work.
- e) **Schools.** The public grammar school directly north of Phase I-B Area, Grant Elementary School, is scheduled to be closed at the end of this school year. Representatives of the Chicago Public Schools have not yet announced plans for the reopening of the school but the closing could provide an opportunity for some positive changes through the Chicago Public Schools' Renaissance 2010 initiative. A campus park has been approved for Grant School. The campus park will include the adjacent park district land and some land contributed by the Chicago Housing Authority. In addition, nearby Malcolm X College provides opportunities for further education for those who may need a graduate equivalency degree or career-oriented training in areas varying from nursing to telecommunications. Malcolm X has a 430-seat performing arts center, a library, dance studios, a gymnasium and a swimming pool.

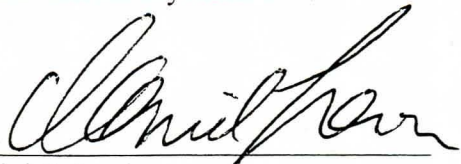
- e) **Parks.** In addition to the planned campus park at Grant School, the site is not far from historic Garfield Park. Garfield Park and Garfield Park Conservatory, west of Rockwell Gardens, have received millions of dollars worth of rehabilitation in the last few years. A new elevated rail stop was added to serve the area which has added to the use of the facilities. Garfield Park Conservatory has recently hosted major art shows and holds a weekly farmers' market.
- f) **Other Facilities.** The James Jordan Boys and Girls Club—opened in 1996—is east of the RA Phase I. This facility contains a gymnasium, games rooms and ample classroom space and offers youth programs and service to the entire community. Mabel Manning Library—built in 1993 and named for a local community leader—is also in close walking distance. This attractive, neighborhood library is a freestanding building with community space for meetings and other functions. (Photos of the James Jordan Boys and Girls Club and Manning Library are included in Exhibit C.)

The Proposed Development Area.

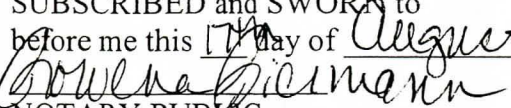
- 9) The momentum of development in the broader community should be continued within the RA Phase I. In 2001, the Rockwell Gardens Working Group, consisting of the Receiver, the CHA, the Gautreaux Plaintiffs, and the City of Chicago, selected a lead developer, East Lake Management and Development Corp. ("East Lake"), to carry out the development of a mixed-income community on the Rockwell Gardens site. East Lake is a local firm focused on developing affordable and mixed-income housing in Chicago and across the State of Illinois.
- 10) The Rockwell Working Group, in collaboration with East Lake, developed a redevelopment plan. In 2002, the CHA and The Habitat Company, as Receiver, submitted the plan to HUD. The plan includes construction of 780 new units of housing with 260 units (33.33%) reserved for public housing residents, 260 of the units (33.33%) designated "market rate"—most of which shall be for-sale, and 260 (33.33%) designated "affordable"—a combination of rental for households earning no more than 60% of area median income and for-sale for households earning no more than 120% of area median income. The plan will return the historic street grid to the area and increase the amount of park space thus creating a neighborhood better connected to the surrounding community. The plan for redevelopment has been endorsed by various stakeholders including all members of the Rockwell Working Group.
- 11) The redevelopment has received considerable financial support, including a HUD HOPE VI grant. The City of Chicago has committed funds for extensive infrastructure improvements, including new or repaired sewers, water lines, streets, alleys, street lighting and access for utilities. These infrastructure improvements are already underway. The City Council has passed an ordinance by which building permit fees will be waived.
- 12) Redevelopment, including that within the Expanded Horner Revitalizing Area, has encouraged private development to the east and west of the RA Phase I. Redevelopment within the RA Phase I will allow public housing residents to benefit further from the surrounding redevelopment, and it will likely catalyze additional mixed-income development in the surrounding community.
- 13) The Receiver supports an order which would encompass the following two areas:
 - a) a block bounded by Madison Street on the north, Monroe Street on the south, Rockwell Street on the east and Washtenaw Avenue on the west
 - b) the area bounded by Adams Street on the north, Van Buren Street on the south, Western Avenue on the east and Campbell Street on the west.

14) The Receiver also supports authorizing the development of approximately 57 units to be built and affirming the development of the 14 units already built for a total of 71 new, non-elderly public housing units within the RA Phase I. With the support of HUD, the City of Chicago and the many community stakeholders, the Receiver is confident that the RA Phase I will become a viable, economically integrated part of Chicago.

Further affiant sayeth not.



Daniel E. Levin

SUBSCRIBED and SWORN to
before me this 17th day of August, 2005

NOTARY PUBLIC



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

DOROTHY GAUTREAUX, et al.)	
)	
Plaintiffs,)	Case No. 66 C 1459
)	Judge Marvin E. Aspen
vs.)	
)	
CHICAGO HOUSING AUTHORITY)	
)	
Defendant.)	

AGREED ORDER

This matter coming to be heard on the Joint Motion of Plaintiffs and Defendant Chicago Housing Authority, for an order to waive Gautreaux locational restrictions and authorize development of 14 new non-elderly public housing units on a block bounded by Madison Street on the north, Monroe Street on the south, Rockwell Street on the east and Washtenaw Avenue on the west, and to amend the Tenant Assignment Plan with respect thereto, and the Court having heard from the parties concerning the proposed order, including that the Receiver, Daniel Levin and The Habitat Company LLC support the Joint Motion; and

The Court being cognizant that the principal remedial purpose of the orders previously entered in this case has been to provide plaintiff class families with desegregated housing opportunities; and

The Court being authorized to issue orders in this case "designed . . . to achieve results consistent with [the Judgment Order]" (304 F. Supp. 736, 741); and

The Court being of the view that based on the circumstances described in the Joint Motion, the proposed 14 public housing units are designed to achieve results consistent with the Judgment Order previously entered in this cause;

Now, therefore, IT IS HEREBY ORDERED:

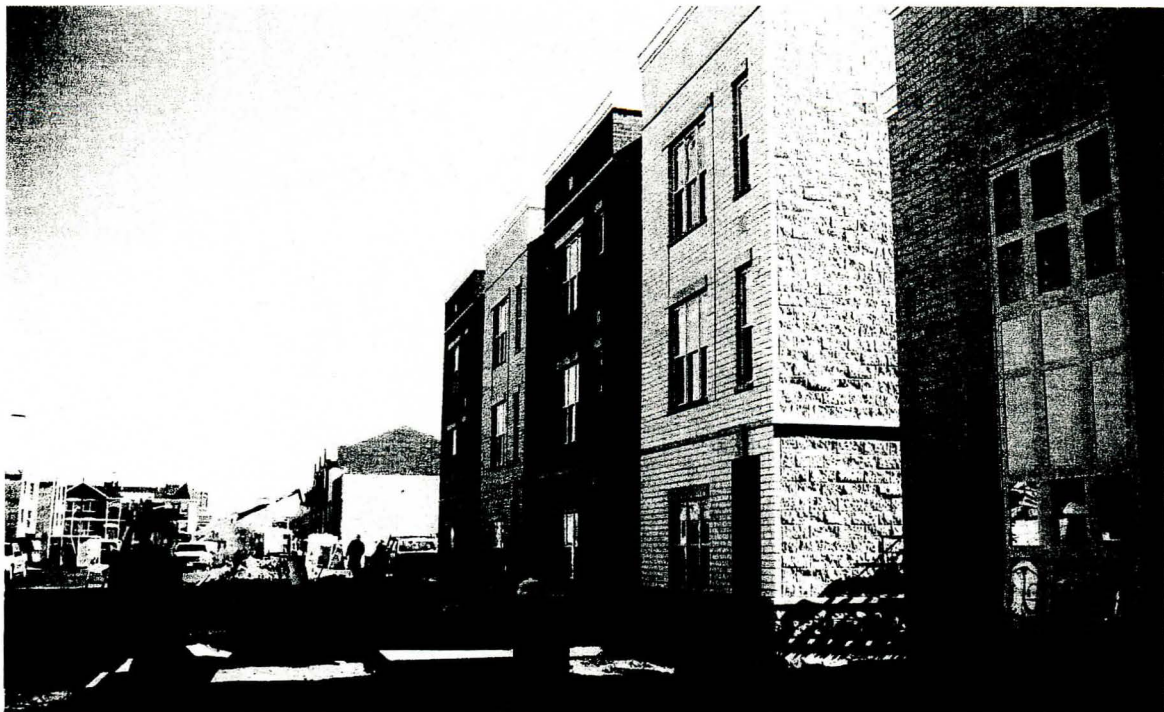
The Receiver, previously appointed by the Court to develop non-elderly public housing on behalf of the defendant, Chicago Housing Authority, shall be free to develop or cause to be developed 14 units of non-elderly public housing on a block bounded by Madison Street on the north, Monroe Street on the south, Rockwell Street on the east and Washtenaw Avenue on the west, provided, however, that (1) an additional 18 affordable rental units and 10 market rate rental units are built and marketed roughly simultaneously so that public housing units constitute no more than 33% of the total number of residential units to be constructed pursuant to this Order, and (2) the public housing units are and remain well distributed among the new units to be constructed on the block. The Chicago Housing Authority Tenant Selection and Assignment Plan, originally approved by Order of this Court on November 24, 1969, and amended by further orders dated September 12, 1983, June 9, 1989, October 1, 1990, October 6, 1994, August 14, 1995, July 20, 2001, August 29, 2002, and March 24, 2003, is hereby amended to require that the 14 public housing units in the Phase I-A Rockwell Gardens redevelopment be made available to eligible families living in CHA units or with temporary Section 8 vouchers. If there are no such families available to occupy the units, then they shall be made available to families on the CHA waiting list.

ENTER

Marion E. Cooper
Judge

Dated 8/5/03

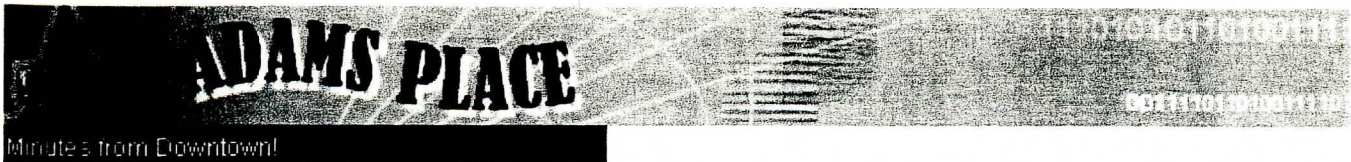
Exhibit B



Westhaven



One South Leavitt



- [home page](#)
- [developments](#)
- [mortgages](#)
- [feedback](#)

[Cosmopolitan Lofts](#)

[18th Street Lofts](#)

[Carriage Place on
Orleans](#)

[Locomobile Lofts](#)

[Paulina Condos](#)

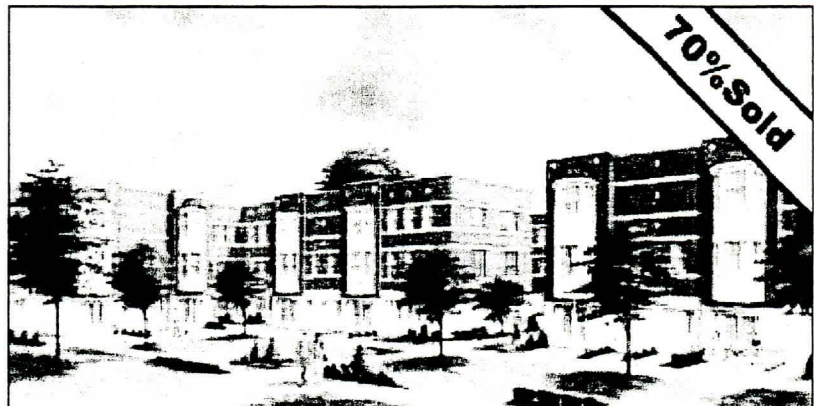
[McNair House](#)

[Woodside Manor](#)

as seen in **NEW HOMES** www.newhomes1.com

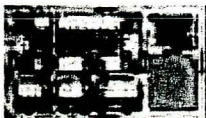
Adams Place Chicago's best new townhouse

[click on banner to view article](#)

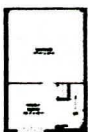


The Lyonhart Group is pleased to present a new townhome development opportunity in the neighborhood of Chicago. The new venture will be a complete development to be called Adams Place. The development will capitalize on the neighborhood's strong residential and commercial real estate development market.

The West United Center has seen an enviable pace of new construction and redevelopment in the neighborhood. The residential housing has hit a critical mass that has attracted the major retailers to come to the area. Access to the Eisenhower Expressway connecting to the Dan Ryan and Kennedy Expressway is plentiful. The Western "L" stop is one block away. Bus and taxi transportation is plentiful. Overall, the location is excellent.



[Site Plan](#)



[A units](#)



[B units](#)

Exterior Features

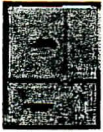
- 2-car garage
- Asphalt driveway and concrete entrance walks
- Insulated glass, maintenance-free vinyl windows and screens
- Private yard off family room
- Front face brick veneer construction with limestone and renaissance stone detailing
- 1 weatherproof outdoor electrical outlet per plan
- All underground utilities
- Decorator exterior light fixtures
- Insulated tempered-glass maintenance free vinyl patio doors with screens
- Seamless aluminum gutters and downspouts
- Wonderfully landscaped common park

Interior Features

- Deluxe wall to wall carpeting, per plan
- Decorator light fixtures
- Inter-connected smoke detector system with battery backup
- Pre finished interior trim and doors
- Pre wired for 4 telephone jacks, per plan
- 4 television jacks, per plan
- Line and guest closets, per plan
- Walk in closets, per plan
- Easy care, epoxy coated wire closet

In Your Kitchen

- Your choice of furniture quality cabinets
- Microwave unit
- Continuous clean gas range with hood

C unitsD units

- Outdoor lighting along interior walkways
- Sconces at unit entries

For Your Comfort

- Exterior walls R-13 insulation rating, 1/2" exterior wall sheathing with house wrap
- Attic R-30 insulation rating
- Energy efficient metal entry doors with insulated core
- 3/4" tongue and groove subflooring

Utilities and Service

- 80% + efficiency, gas fired, forced air furnace
- 100 amp, 220 volt service with circuit breaker, per plan
- Glass lined, 40-gallon gas water heater
- Separate washer and dryer connections
- Copper plumbing water supplies

- Double bowl stainless steel sink with single lever faucet
- Built in, multi cycle dishwasher
- Refrigerator with freezer
- Choice of designer laminated counter
- Ceramic floor tile
- Built in food disposer
- Ground fault circuitry in all kitchens

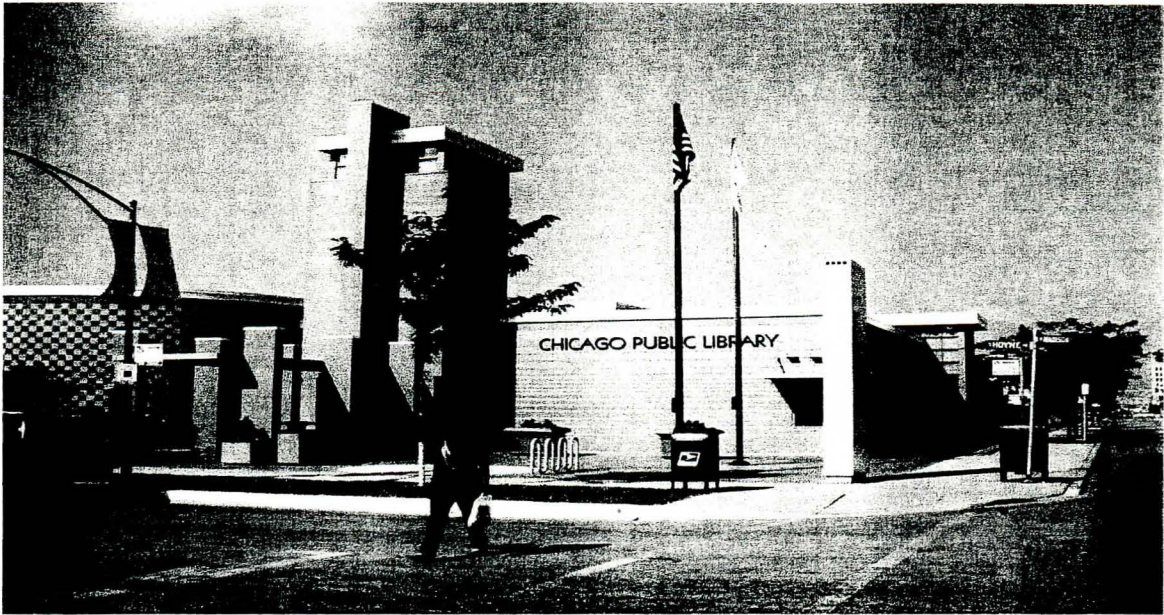
In Your Bath

- Your choice of furniture quality vanity cultured marble tops and integrated tile
- Exhaust fan, per plan
- Quality tubs and/or shower with wall tile, per plan
- Ceramic floor tile
- Moen single lever faucets
- Decorator mirrors full length of the vanity
- Ground fault circuitry in all baths

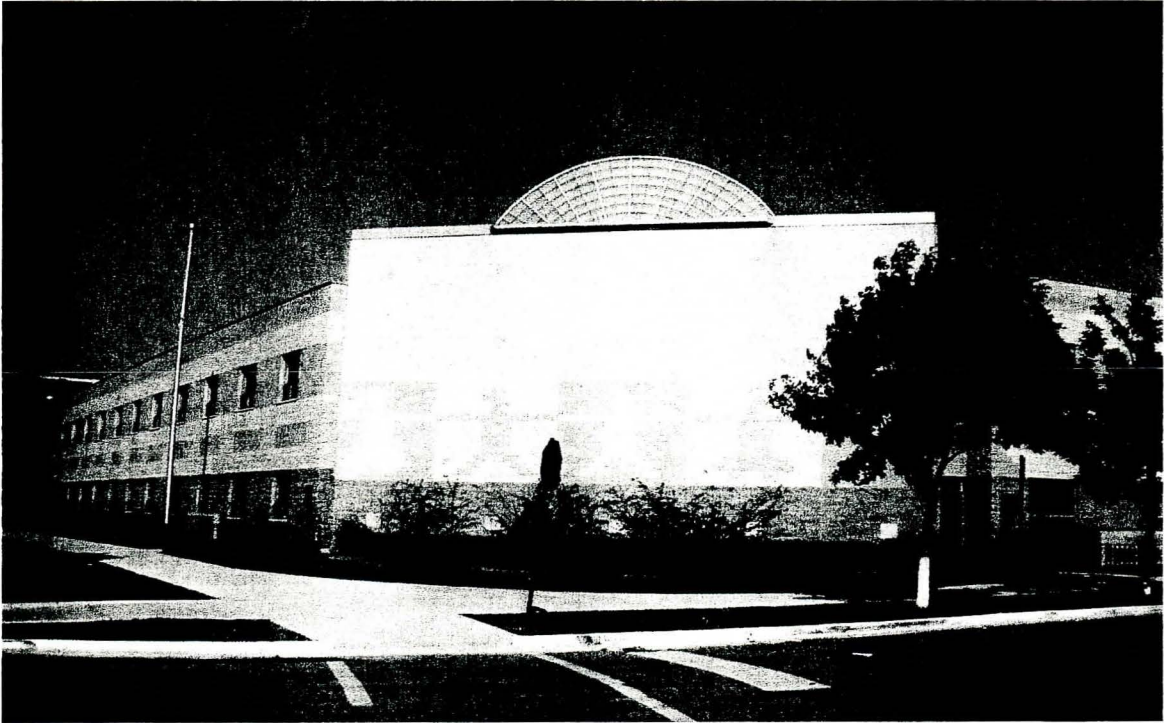
*General Features are subject to change without notice

The Lyonhart Group
 1133 South Wabash Avenue, Suite #1
 Chicago, Illinois 60605
 ph: (312) 461-0123
 fax: (312) 461-9977
 e-mail: info@lyonhartgroup.com

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Mable Manning Library



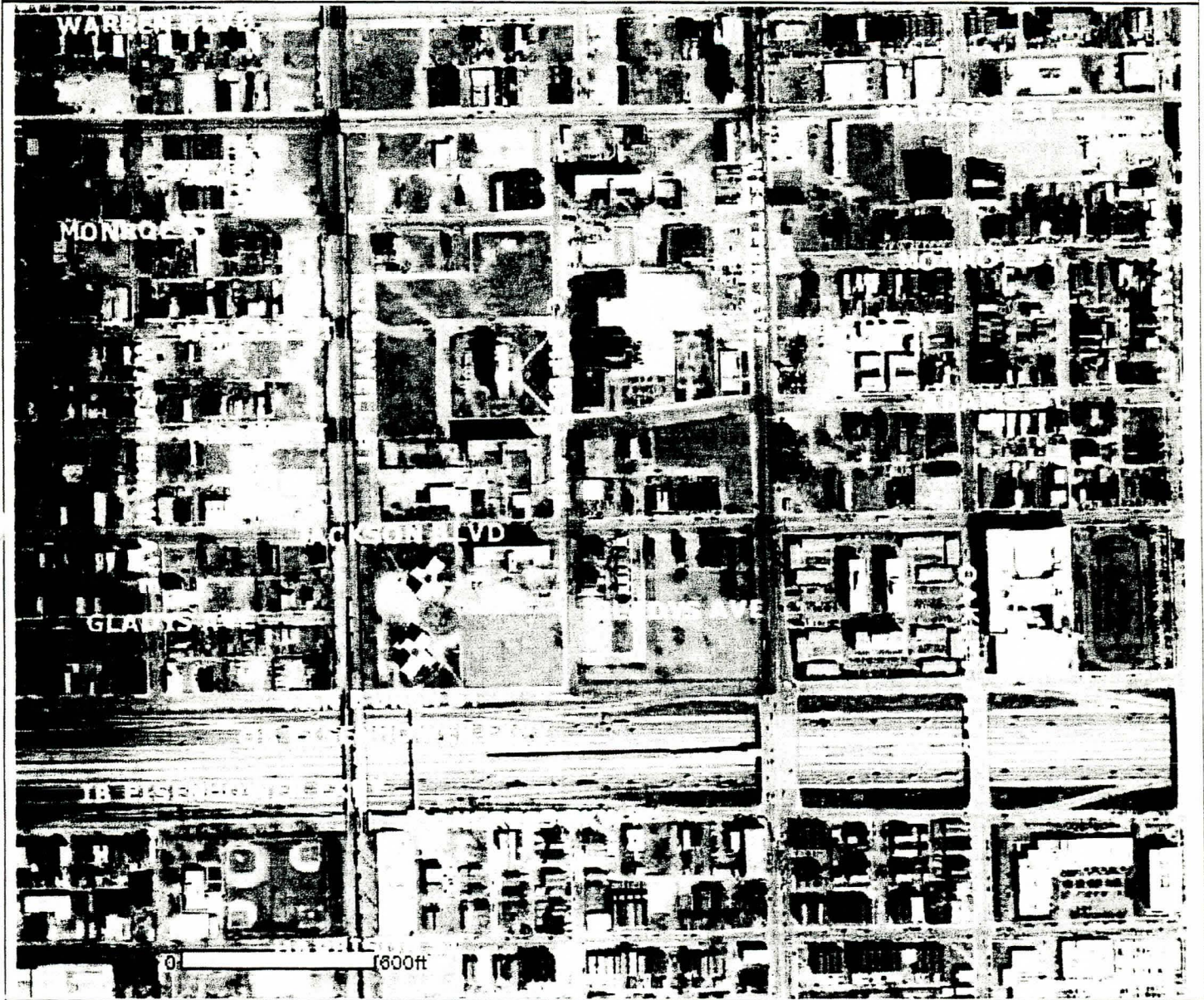
James Jordan Center



Walgreens Pharmacy (Madison and Western)

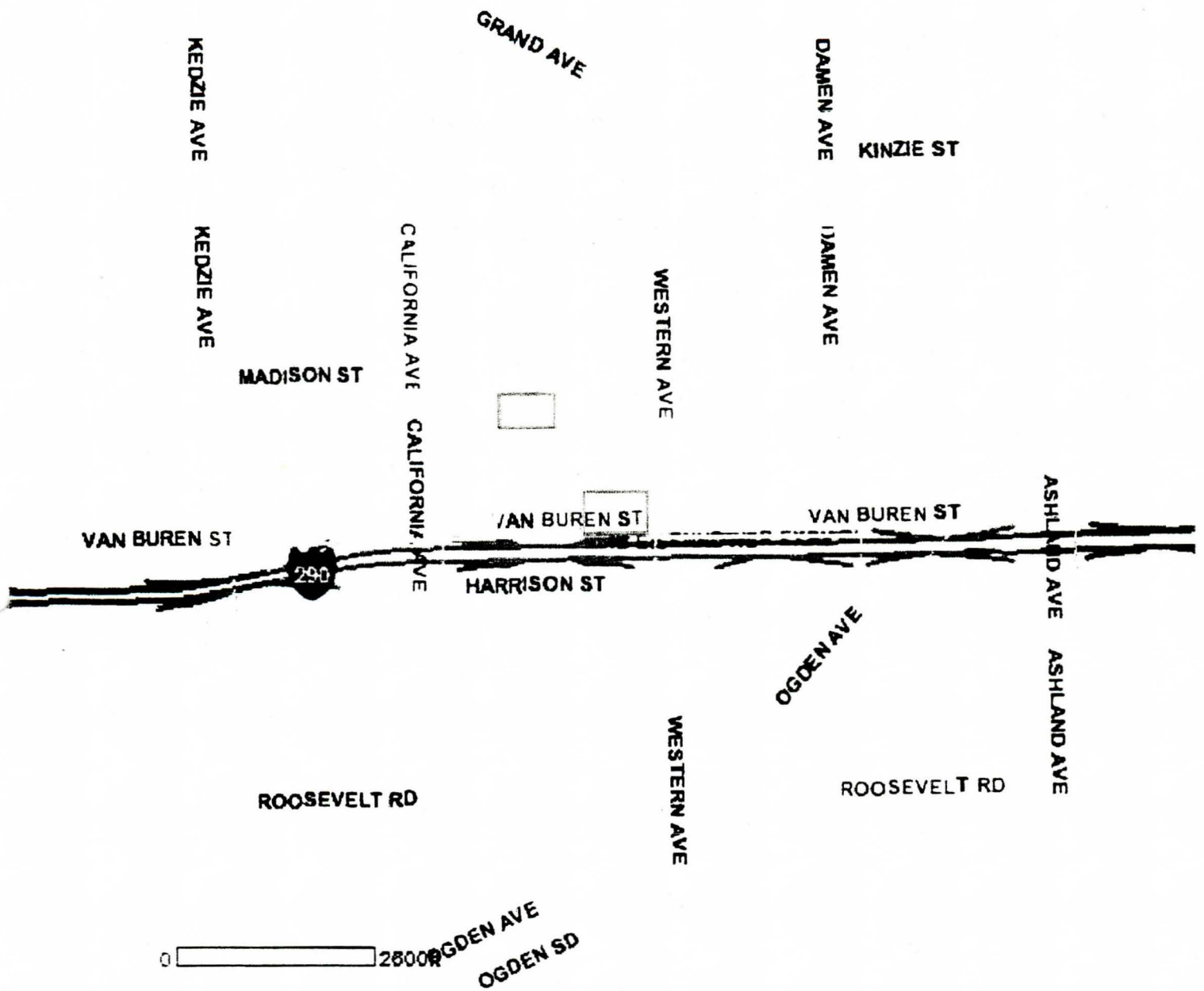
Exhibit A

Map Constructed on Thu Aug 04 12:54:54 CDT 2005



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Map Constructed on Thu Aug 04 12:58:35 CDT 2005



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Harmon Revitalizing Area

Redwood Plaza I-8