

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.,)	
)	
Defendants.)	

**JOINT MOTION OF PLAINTIFFS AND DEFENDANT CHICAGO HOUSING
AUTHORITY FOR AN ORDER WAIVING THE RESTRICTION ON HOUSING
FAMILIES WITH CHILDREN IN PUBLIC HOUSING UNITS ABOVE THE THIRD
FLOOR IN FOUR BUILDINGS IN THE STATEWAY AND NORTH KENWOOD-
OAKLAND REVITALIZING AREAS**

The plaintiffs and defendant Chicago Housing Authority (“CHA”), with the support of The Habitat Company LLC (the “Gautreaux Development Manager”), respectfully move this Court to enter an order waiving the *Gautreaux* restriction on housing families with children in public housing units above the third floor in four buildings in the Stateway Revitalizing Area and the North Kenwood-Oakland Revitalizing Area.

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

1. On July 1, 1969, this Court entered a judgment order which provided that, “CHA shall not concentrate large numbers of Dwelling Units (CHA public housing units) in or near a single location.” The order provided specifically that

“No Dwelling Units shall be provided above the third story in any structure except for families without children...”

The order also provided that the Court, “by order,” could give its approval to developments that were “specifically designed to assist in achieving the purposes” of the *Gautreaux* judgment order. 304 F. Supp. 736, 739 (N.D. Ill. 1969).

Stateway Revitalizing Area

2. On November 22, 2005, this Court entered an order designating a Stateway Revitalizing Area and authorizing the development of 439 public housing units therein. The order provided that public housing units could not constitute more than 33% of the total residential units constructed. The Court found that the proposed public housing units in the Revitalizing Area were “designed to achieve results consistent” with the *Gautreaux* judgment order. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (order dated 11/22/05).

3. Park Boulevard is a mixed-income development underway in the Stateway Revitalizing Area on the former site of Stateway Gardens. The development plan approved by the Court for Park Boulevard calls for approximately 1,316 units, of which approximately 439 units are planned to be family public housing, 504 are planned to be affordable housing, and 373 are planned to be market-rate housing. The development plan has been endorsed by various stakeholders, including the parties and the Gautreaux Development Manager. To date, 239 units have been completed, of which 134 are mixed-income rental units and 105 are homeownership units. As of May 1, 2011, 73 of the 105 homeownership units have been sold. See Exhibit 1 attached hereto, Grisham Affidavit, ¶¶ 10, 11, 12.

4. Phase 1 of Park Boulevard included two mid-rise buildings. On December 12, 2003, this Court entered an order waiving a restriction on housing families with children in public housing units above the third floor for Pershing Courts, in Phase 1A. On November 22, 2005, this Court entered an order waiving the same restriction for six mid-rise buildings in Phase 1B. *Gautreaux*

v. Chicago Housing Authority, N.D. Ill., no. 1:66-cv-01459 (orders dated 12/12/2003 and 11/22/2005).

5. Phase 2A is the next proposed phase of Park Boulevard, and is part of the development plan approved by the Court. See Grisham Affidavit, ¶ 12. Plans for Phase 2A contain two mid-rise buildings. The first mid-rise, a 5-story building known as Building C, contains 36 rental units and is proposed as follows:

	1 Bedroom	2 Bedroom	Total	Approximate Income Mix
Public Housing	4	9	13	36%
Affordable	5	9	14	39%
Market Rate	3	6	9	25%
Total	12	24	36	

See Grisham Affidavit, ¶ 14.

6. The second mid-rise, a 5-story building known as Building I, contains 80 rental units and is proposed as follows:

	1 Bedroom	2 Bedroom	Total	Approximate Income Mix
Public Housing	20	9	29	36%
Affordable	25	9	34	43%
Market Rate	11	6	17	21%
Total	56	24	80	

See Grisham Affidavit, ¶ 14. The Phase 2 site plan for Park Boulevard and renderings for Buildings C and I are attached as Exhibit 1-A to the Grisham Affidavit.

7. The parties and the Gautreaux Development Manager believe housing CHA families in these two buildings, including some above the third floor, meets the goal of creating mixed-income, desegregated housing opportunities for following reasons:

A) As noted above, this Court has previously approved the area under consideration as a Revitalizing Area. In authorizing the Stateway Revitalizing Area, the Court received

significant evidence about the strength and vitality of the surrounding area and the potential for future development. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (order dated 11/22/05). The Stateway Revitalizing Area has since undergone more public and private investment. Phase 1 contained a retail component, which has been stable and successful. Six of the seven retail spaces are currently leased by long-term tenants, including several eateries and a bank. Park Boulevard is in close proximity to many employment, educational, and cultural opportunities, including the Illinois Institute of Technology. A recently-opened Metra station provides access to jobs in the suburbs. The attached affidavit from Lawrence E. Grisham provides greater detail about the strength and vitality of the Stateway Revitalizing Area. See Grisham Affidavit, ¶ 4, 5, 11.

B) Concentrations of families in public housing units will not occur in these buildings. Public housing units will account for just over one-third of the units. Plaintiffs' counsel and the Gautreaux Development Manager have reviewed and commented on the floor plans to ensure that the public housing units will be dispersed throughout the buildings. Buildings C and I, along with the rest of Phase 2A, will provide plaintiff class families with mixed-income housing opportunities, which may ultimately be racially mixed as well. See Grisham Affidavit, ¶ 13, 14.

C) Park Boulevard has been stable and successful. Occupancy levels of the rental units in Phase 1 have been consistently in the mid- to upper 90 percent range since the start of the development. As of May 1, 2011, occupancy of the rental units was 100 percent. As with the rest of Park Boulevard, Phase 2A will be privately owned and managed, creating incentive to provide high quality property management. Further, residents have access to a variety of social service and community-building activities. See Grisham Affidavit, ¶¶ 11, 14.

significant evidence about the strength and vitality of the surrounding area and the potential for future development. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (order dated 11/22/05). The Stateway Revitalizing Area has since undergone more public and private investment. Phase 1 contained a retail component, which has been stable and successful. Six of the seven retail spaces are currently leased by long-term tenants, including several eateries and a bank. Park Boulevard is in close proximity to many employment, educational, and cultural opportunities, including the Illinois Institute of Technology. A recently-opened Metra station provides access to jobs in the suburbs. The attached affidavit from Lawrence E. Grisham provides greater detail about the strength and vitality of the Stateway Revitalizing Area. See Grisham Affidavit, ¶ 4, 5, 11.

B) Concentrations of families in public housing units will not occur in these buildings. Public housing units will account for just over one-third of the units. Plaintiffs' counsel and the Gautreaux Development Manager have reviewed and commented on the floor plans to ensure that the public housing units will be dispersed throughout the buildings. Buildings C and I, along with the rest of Phase 2A, will provide plaintiff class families with mixed-income housing opportunities, which may ultimately be racially mixed as well. See Grisham Affidavit, ¶ 13, 14.

C) Park Boulevard has been stable and successful. Occupancy levels of the rental units in Phase 1 have been consistently in the mid- to upper 90 percent range since the start of the development. As of May 1, 2011, occupancy of the rental units was 100 percent. As with the rest of Park Boulevard, Phase 2A will be privately owned and managed, creating incentive to provide high quality property management. Further, residents have access to a variety of social service and community-building activities. See Grisham Affidavit, ¶¶ 11, 14.

D) These buildings allow development at slightly higher densities than would be the case if only low-rise buildings were constructed. The buildings will allow a larger number of plaintiff class families to live in a mixed-income setting in what is becoming a desirable neighborhood. Further, the density afforded by mid-rise buildings is necessary to meet the redevelopment goal of 439 public housing units in the Stateway Revitalizing Area. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (order dated 11/22/05). See Grisham Affidavit, ¶ 25.

North Kenwood-Oakland Revitalizing Area

8. On June 3, 1996, this Court entered an order designating a North Kenwood-Oakland Revitalizing Area and permitting development of 241 public housing units therein. The Revitalizing Area included the site of the former CHA Lakefront high-rises (the “Lakefront Properties”). The order permitted no more than 100 public housing units on the Lakefront Properties site. On April 11, 2000, this Court entered an order modifying the North Kenwood-Oakland Revitalizing Area to allow 120 public housing units at the Lakefront Properties site, which would constitute no more than 25 percent of the total housing units on the site. The orders require that one-half of the public housing units on this site must be occupied by families whose incomes are in the range of 50-80 percent of the median income in the Chicago Metropolitan Area, with the other half occupied by families whose incomes are in the range of 0-50 percent of the median income in the Chicago Metropolitan Area. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (order dated 6/3/1996, modified 4/11/2000).

9. On September 11, 2002, this Court entered an order expanding the North Kenwood-Oakland Revitalizing Area to include the former CHA Madden Park – Ida B. Wells site (the

“Expansion Area”). The Court authorized the development of 850 public housing units within the Expansion Area.

10. In its orders, this Court found that with respect to the North Kenwood-Oakland Revitalizing Area, a forecast could be made of economic integration, with a longer term possibility of racial desegregation. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (orders dated 6/3/1996 and 9/11/2002).

11. The North Kenwood-Oakland Revitalizing Area contains two mixed-income developments which are the subject of this motion.

Lake Park Crescent

12. Lake Park Crescent is a mixed-income development in the North-Kenwood Oakland Revitalizing Area on the former site of the Lakefront Properties. The development plan approved by the Court calls for approximately 485 new units, of which 120 are planned to be family public housing, 154 are planned to be affordable units, and 211 are planned to be market rate units, both for sale and rental. The development plan has been endorsed by various stakeholders, including the parties and the Gautreaux Development Manager. To date, 216 units have been completed in the first phase, of which 161 have been mixed-income rental units and 55 have been homeownership units. As of May 1, 2011, 25 of the 55 homeownership units have been sold. See Grisham Affidavit, ¶¶ 15, 16, 17.

13. Included in Phase 1 was an eight-story mid-rise building. On February 6, 2003, this Court entered an order waiving the restriction on housing families with children in public housing units above the third story for this building. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (order dated 2/6/2003).

14. Phase 2A is the next proposed phase of Lake Park Crescent, and is part of the development plan approved by the Court. See Grisham Affidavit, ¶ 17. Plans for Phase 2A contain an eight-story midrise building. The building, which will have a total of 81 rental units, is proposed as follows:

	1 Bedroom	2 Bedroom	Total	Approximate Income Mix
Public Housing	16	12	28	34%
Affordable	15	14	29	36%
Market Rate	13	11	24	30%
Total	44	37	81	

See Grisham Affidavit, ¶ 19. The Phase 2 site plan for Lake Park Crescent and a rendering of the mid-rise are attached as Exhibit 1-B to the Grisham Affidavit.

15. The parties and the Gautreaux Development Manager believe that housing CHA families in this mid-rise building, including some above the third floor, meets the goal of creating mixed-income, desegregated housing opportunities for the following reasons:

A) As noted above, this Court has approved the area under consideration as a Revitalizing Area. At the time of that approval, the Court received significant evidence about the strength and vitality of the surrounding area and the potential for strong development in North Kenwood-Oakland. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (order dated 6/3/1996, modified 4/11/2000). Since then, the area has continued to benefit from public and private investment, with numerous educational institutions and recreational amenities. The attached affidavit from Lawrence E. Grisham provides greater detail about the strength and vitality of the North Kenwood-Oakland Revitalizing Area. See Grisham Affidavit, ¶¶ 8, 9.

B) Concentrations of families in public housing units will not occur in this building. Plaintiffs' counsel and the Gautreaux Development Manager have reviewed and commented on

the floor plans to ensure that the public housing units will be dispersed throughout the building. Public housing units will account for just over one-third of the units and will be dispersed among affordable and market rate units. Plaintiff class families will be provided with mixed-income housing opportunities, which may ultimately be racially mixed as well. See Grisham Affidavit, ¶ 19.

C) Lake Park Crescent has been stable and successful. Occupancy levels of rental units in Phase 1 have been consistently in the mid- to upper 90 percent range since the start of the development. As of May 1, 2011, the occupancy rate for the rental units was 98 percent. As with the rest of Lake Park Crescent, Phase 2A will be privately owned and managed, creating incentive to provide high quality property management. Further, residents have access to a variety of social service programs and the Lake Park Crescent community room, which has become an important amenity for the entire community. See Grisham Affidavit, ¶¶ 16, 19.

D) This mid-rise building allows development at slightly higher densities than would otherwise be the case if only low-rise buildings were constructed. This mid-rise will make it possible to provide a larger number of public housing units to plaintiff class families in what is becoming a desirable neighborhood. In addition, the density afforded by the mid-rise is necessary to meet the site's redevelopment goal of 120 public housing units on the former Lakefront Properties site. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (order dated 4/11/2000). See Grisham Affidavit, ¶ 25.

Oakwood Shores

16. Oakwood Shores is a mixed-income development in the North-Kenwood Oakland Revitalizing Area on the former site of the Madden Park – Ida B. Wells development. The development plan approved by the Court for Oakwood Shores calls for approximately 3,000 new

units, of which 850 are planned to be family public housing, up to 200 are planned to be senior housing, 650 units are planned to be affordable housing, and 1,300 units are planned to be market rate housing. The development plan has been endorsed by various stakeholders, including the parties and the Gautreaux Development Manager. To date, 659 units have been completed and occupied, of which 599 are mixed-income rental and 60 are homeownership units. As of March 31, 2011, 53 of the 60 homeownership units have been sold. See Grisham Affidavit, ¶¶ 20, 21, 22.

17. Phase 2A of Oakwood Shores included a six-story building. On November 20, 2007, this Court entered an order waiving the restriction on housing families with children in public housing units above the third floor for this building. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (order dated 11/20/2007).

18. Phase 2C is the next proposed phase of Oakwood Shores, and is part of the development plan approved by the Court. See Grisham Affidavit, ¶ 22. Plans for Phase 2C contain a mid-rise building. The 6-story building will contain commercial space and medical offices on the first two floors, and 48 rental units on the third through sixth floors. The residential portion of the building is proposed as follows:

	1 Bedroom	2 Bedroom	3 Bedroom	Total	Approximate Income Mix
Public Housing	10	9	0	19	40%
Affordable	8	5	4	17	35%
Market Rate	8	4	0	12	25%
Total	26	18	4	48	

See Grisham Affidavit, ¶ 24. The site plan for Oakwood Shores, including Phase 2C, and a rendering of the mid-rise are attached as Exhibit 1-C to the Grisham Affidavit.

19. The parties and the Gautreaux Development Manager believe that housing CHA families in this mid-rise building, including some above the third floor, meets the goal of creating mixed-income, desegregated housing opportunities for the following reasons:

A) As noted above, the Court has previously approved the area under consideration as a Revitalizing Area. At the time the expanded North Kenwood-Oakland Revitalizing Area was approved, this Court received significant evidence about the strength and vitality of the surrounding neighborhood. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (order dated 9/11/2002). The expanded North Kenwood-Oakland Revitalizing Area continues to benefit from public and private investment. The area surrounding Oakwood Shores is home to many educational institutions and recreational amenities. This mid-rise will be located on Cottage Grove Avenue, which is a major corridor that is conducive to a mix of retail and residential buildings. The attached affidavit from Lawrence E. Grisham provides greater detail about the strength and vitality of the North Kenwood-Oakland Revitalizing Area. See Grisham Affidavit, ¶¶ 8, 9, 23.

B) Concentrations of families in public housing units will not occur in this building. Plaintiffs' counsel and the Gautreaux Development Manager have reviewed and commented on the floor plans to ensure that the public housing units will be dispersed throughout the building. Public housing units will account for approximately 40% of the units and will be dispersed among affordable and market rate units. Plaintiff class families will be provided with mixed-income housing opportunities, which may ultimately be racially mixed as well. See Grisham Affidavit, ¶ 24.

C) Oakwood Shores has been stable and successful. Occupancy levels of rental units in prior phases of the development have been consistently in the mid- to upper 90 percent range

since the start of the development. As of May 1, 2011, the occupancy rate for the rental units was 96 percent. As with the rest of Oakwood Shores, Phase 2C will be privately owned and managed, creating incentive to provide high quality property management. Further, residents have access to a variety of social service programs and the Oakwood Shores Community Center, which has become a gathering place for residents and neighbors alike. See Grisham Affidavit, ¶¶ 21, 24.

D) This mid-rise provides a unique opportunity for plaintiff class families. The building, known as Oakwood Shores Terraces and Medical Center, will contain 28,000 square feet of commercial space that will comprise the first two floors. Half of the commercial space will be leased by Mercy Hospital and Medical Center for medical office space. The medical office space will provide readily accessible medical services for nearby residents. See Grisham Affidavit, ¶ 23.

E) This mid-rise building will allow development at slightly higher densities than would otherwise be the case if only low-rise buildings were constructed. This mid-rise will make it possible to provide a larger number of public housing units to plaintiff class families in what is becoming a desirable neighborhood. In addition, the density afforded by the mid-rise is necessary to meet the redevelopment goal of providing 850 public housing units on the former Madden Park – Ida B. Wells site. *Gautreaux v. Chicago Housing Authority*, N.D. Ill., no. 1:66-cv-01459 (order dated 9/11/2002). See Grisham Affidavit, ¶ 25.

WHEREFORE, plaintiffs and the defendant CHA, with the support of the Gautreaux Development Manager, request this Court to enter an order in the form attached hereto, waiving the restriction on housing families with children in public housing units above the third story for the above four specified buildings in the Stateway and North Kenwood-Oakland Revitalizing Areas.

May 27, 2011

Respectfully submitted,

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One of the Attorneys for Plaintiffs

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

DOROTHY GAUTREAUX, et al.)	
)	66 C 1459
Plaintiffs,)	
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vs.)	
)	Hon. Marvin E. Aspen
)	
CHICAGO HOUSING AUTHORITY, et. al.,)	
)	
Defendants.)	

AFFIDAVIT OF LAWRENCE E. GRISHAM

**SUPPORTING JOINT MOTION FOR AN ORDER WAIVING THE RESTRICTION
ON HOUSING FAMILIES WITH CHILDREN IN PUBLIC HOUSING UNITS
ABOVE THE THIRD FLOOR AT THE FOLLOWING THREE SITES:**

**IN TWO MIDRISE BUILDINGS AT PARK BOULEVARD PHASE 2A IN THE
STATEWAY REVITALIZING AREA**

**IN ONE MIDRISE BUILDING AT LAKE PARK CRESCENT PHASE 2A IN THE
NORTH KENWOOD-OAKLAND REVITALIZING AREA**

**IN ONE MIDRISE BUILDING AT OAKWOOD SHORES PHASE 2C IN THE
NORTH KENWOOD-OAKLAND REVITALIZING AREA "EXPANSION AREA"**

I, Lawrence E. Grisham, being duly sworn, say:

1. The Habitat Company LLC is the Gautreaux Development Manager appointed by this Court's Receivership Transition Order of May 20, 2010.
2. The Gautreaux Development Manager supports the joint motion for waivers of the restriction on housing families with children in public housing units above the third floor in mid-rise buildings at the three sites listed above.

Background and Area Redevelopment

Park Boulevard Phase 2A

3. This Court approved the Stateway Revitalizing Area in an order dated November 22, 2005. It is bounded by 35th Street on the north, 39th Street on the south, Federal Street on the west, and State Street on the east. Also on November 22, 2005, this Court waived the

EXHIBIT 1

restriction on housing families with children in public housing units above the third floor for six mid-rise buildings in Park Boulevard Phase 1B. On December 16, 2003, prior to the 2005 Revitalizing Area order, this court authorized Phase 1A, also known as Pershing Court, and waived the restriction on housing families with children in public housing units above the third floor for the mid-rise building that constituted Phase 1A.

4. The Stateway Revitalizing Area provides a great opportunity for providing plaintiff class families with mixed-income housing opportunities, with a potential for racially mixed housing opportunities, in close proximity to top-notch employment, educational, recreational, retail, and cultural opportunities. Located in the Douglas community area, it is part of the historic Bronzeville neighborhood on Chicago's mid-South Side. Just four miles south of Chicago's downtown Loop business district, it is well-served by transportation, especially public transportation. State Street, 35th Street and 39th Street are major thoroughfares, and all three are CTA bus routes. The CTA red line is just west of the site and the CTA green line is just east of the site, and both have stops at 35th Street. The Metra commuter rail line is also on the western border of the site, with a newly-constructed station at 35th Street that opened on April 3, 2011. This new station provides public transportation to jobs in the suburbs. The Dan Ryan Expressway is also on the western border of the site, with entry and exit ramps at 35th Street and 39th Street.
5. The area surrounding the site is home to several major institutions and attractions. The main campus of the Illinois Institute of Technology ("IIT") is immediately north of the site. US Cellular Field, home of the Chicago White Sox, is just across the Dan Ryan Expressway to the west of the site. Chicago's lakefront, with its parks and other amenities, lies just 1.5 miles east of the site. The headquarters of the Chicago Police Department is two blocks west of the site, at 35th Street and Michigan Avenue. The Illinois College of Optometry is also nearby, at 32nd Street and Michigan Avenue.

Lake Park Crescent Phase 2A and Oakwood Shores Phase 2C

6. This Court approved the North Kenwood-Oakland Revitalizing Area in an order dated June 3, 1996, and amended in an order dated April 11, 2000. It is bounded by Oakwood Boulevard on the north, 47th Street on the south, Cottage Grove Avenue on the west, and the Illinois Central right-of-way (adjacent to Lake Shore Drive and Lake Michigan) on the east. On February 6, 2003, this Court waived the restriction on housing families with children in public housing units above the third floor for one mid-rise building in Lake Park Crescent Phase 1.
7. In an Order dated September 11, 2002, this Court approved an "Expansion Area" to the North Kenwood-Oakland Revitalizing Area to include the Madden Park – Ida B. Wells redevelopment area. The Expansion Area is bounded by 35th Street on the north, Oakwood Boulevard on the south, Martin Luther King, Jr. Drive on the west, and the Illinois Central right-of-way (adjacent to Lake Shore Drive and Lake Michigan) on the east. On November 20, 2007, this Court waived the restriction on housing families with children in public housing units above the third floor for one mid-rise building in Oakwood Shores Phase 2A.

8. The expanded North Kenwood-Oakland Revitalizing Area provides a great opportunity for providing plaintiff class families with mixed-income housing opportunities, with a potential for racially mixed housing opportunities, in close proximity to top-notch employment, educational, recreational, retail, and cultural opportunities. Located in the Douglas, Oakland, and Kenwood community areas, it is part of the historic Bronzeville neighborhood on Chicago's mid-South Side. Almost four miles south of Chicago's downtown Loop business district, it is well-served by transportation, especially public transportation. Martin Luther King, Jr. Drive, Cottage Grove Avenue, Lake Park Avenue, Drexel Boulevard, and 35th Street, 39th Street, 43rd Street, and 47th Street are major thoroughfares. Martin Luther King, Jr. Drive, 35th Street, 39th Street, 43rd Street, and 47th Street are CTA bus routes. The CTA Green and Red lines are in close proximity west of the site. Lake Shore Drive is on the eastern boundary of the site, with entry and exit ramps at 35th Street, 39th Street, and 47th Street. The Dan Ryan Expressway is about 1.5 miles west of the site, with entry and exit ramps at 35th Street, 39th Street, and 47th Street.
9. The area surrounding the site is home to educational institutions and public recreational amenities. Educational institutions in the immediate neighborhood area include The University of Chicago's Donoghue School (37th Street and Cottage Grove Avenue), a charter school for elementary school-age students, Shakespeare School (46th Street and Drexel Boulevard) – divided into Ariel Academy, a charter school sponsored by Ariel Capital Management, and North Kenwood Charter School sponsored by University of Chicago and St. James United Methodist Church, Martin Luther King, Jr. High School (41st Street and Drexel Boulevard), a college preparatory high school. The University of Chicago is immediately south of the site, and the Illinois Institute of Technology is one-half mile west of the site. Neighborhood recreational amenities include Little Black Pearl Workshop and Art Gallery (1060 E. 47 Street), Mandrake Park (Oakwood Boulevard and Lake Park Avenue), a 2+- acre park with running track, tennis court, and baseball field, and Ellis, Kenwood, Kennicot, and Washington Parks, which all offer year-round recreational programs, varied at each park, for children and adults. Most significantly, Lake Michigan, with its many parks and beaches, cycling and jogging paths, and other recreational amenities, is the eastern boundary of the site, accessed by bridges at 39th Street and 47th Street.

Park Boulevard Phase 2A

Site Redevelopment

10. The former Stateway Gardens site has been renamed "Park Boulevard". Park Boulevard provides mixed-income housing opportunities for plaintiff class families in building styles consistent with the surrounding neighborhoods, and disperses the public housing units among the market rate and affordable units. With new streets and other new infrastructure, Park Boulevard now connects well with the surrounding community.
11. The Park Boulevard plan calls for new mixed income community consisting of 1,316 total units, including 439 public housing units, 504 affordable units, and 373 market rate units. Phase 1 has been completed and consists of 239 total units, including 81 public housing

units, 78 affordable units, and 80 market rate units. Of the 239 total units completed to date, 134 units have been rental units, and 105 units have been homeownership units. As of May 1, 2011, 73 of the homeownership units have been sold, and 32 units remain to be sold. Phase 1 has been stable and successful. As of May 1, 2011, occupancy of the rental units was 100%, and has consistently been in the mid- to upper-90% range since the start of the project. Six of the seven retail spaces at 35th Street and State Street are currently leased by long-term tenants, including Starbucks, FedEx Kinko's, PNC Bank, Jimmy John's, Mother Butter's Popcorn, and Miller Pizza Company. The Starbucks, the first and only one on the Mid-South Side, is a very popular spot. Mother Butter's Popcorn was featured on WLS-TV (Channel 7) in April 2011. Besides being popular with community residents and students and staff at IIT, it is also popular with White Sox fans, who are allowed to bring Mother Butter's Popcorn into nearby US Cellular Field. Stateway Community Partners ("SCP"), created as part of the Stateway redevelopment effort, provides community and social services and community-building activities. Located in the restored, historic Overton Hygienic Building directly across State Street from Phase 2A, SCP has become an important amenity to the entire community. It is a key gathering place for Park Boulevard residents and neighbors alike. SCP offers many community programs, including the Parent Café, the Barbershop (a men's group), With Every Heartbeat is Life (a healthy lifestyle program), the Walking Club (often to local landmarks), Family Game Night, Movie Night (with popcorn provided by Mother Butter's), and Coffee Date (with coffee provided by Starbucks). SCP's innovative youth programs involve school-age residents from throughout the community. The Youth Council is an elected body of youth leaders, Yell Out Loud is a creative writing program, and Mock Trial is a legal-based initiative that allows youth to explore important issues.

12. The Park Boulevard redevelopment plan, of which Phase 2A is a part, has been endorsed as a blueprint by various stakeholders including the Chicago Housing Authority, the Gautreaux Plaintiffs, the Gautreaux Development Manager, the City of Chicago, the Stateway Local Advisory Council, and the Alderman of the 3rd Ward (collectively referred to as "the Working Group"). The Park Boulevard plan, including the number of public housing units authorized for the redevelopment site, has been approved by this Court in the Revitalizing Order cited in Paragraph 3 above.

Current Proposal

13. Park Boulevard Phase 2A will consist of a total of 128 units in two mid-rise buildings and two 6-flat buildings. The site plan and building elevations are attached as exhibits. The following is a table with the total income mix and bedroom mix for Phase 2A.

	1 Bdrm	2 Bdrm	3 Bdrm	Total
Public Housing	25	18	3	46
Affordable	32	18	3	53
Market Rate	15	12	2	29
Total	72	48	8	128

14. It is now proposed that the two mid-rises of Park Boulevard Phase 2A may provide housing to public housing families with children above the third floor. Building C (see the site plan) is a 5-story, 36-unit mid-rise building. Building I is a 5-story, 80-unit mid-rise building. The Gautreaux Development Manager has reviewed and commented on the floor plans for each building in this phase to ensure that the public housing units will be dispersed throughout each building. As with the rest of Park Boulevard, Phase 2A will be privately owned and managed, creating incentive to provide high quality property management. Phase 2A will be an attractive way to provide plaintiff class families with mixed-income housing opportunities, which may ultimately be racially mixed as well. The following are tables with the income mix and bedroom mix by building for the two mid-rise buildings:

Building C	1 Bdrm	2 Bdrm	Total
Public Housing	4	9	13
Affordable	5	9	14
Market Rate	3	6	9
Total	12	24	36

Building I	1 Bdrm	2 Bdrm	Total
Public Housing	20	9	29
Affordable	25	9	34
Market Rate	11	6	17
Total	56	24	80

Lake Park Crescent Phase 2A

Site Redevelopment

15. Lake Park Crescent is the redevelopment of the former Lakefront Properties site. Lake Park Crescent provides mixed-income housing opportunities for plaintiff class families in building styles consistent with the surrounding neighborhoods, and disperses the public housing units among the market rate and affordable units. With new streets and other new infrastructure, including a new 2-acre park, Lake Park Crescent now connects well with the surrounding community.
16. The total plan calls for a new mixed income community consisting of 485 total units, including 120 public housing units, 154 affordable units, and 211 market rate units. Phase 1 has been completed and consists of 216 total units, including 73 public housing units, 72 affordable units, and 71 market rate units. Of the 216 total units completed to date, 161 units have been rental units, and 55 units have been homeownership units. As of May 1, 2011, 25 of the homeownership units have been sold, and 30 units remain to be sold. Phase 1 has been stable and successful. As of May 1, 2011, occupancy of the rental units was 98%, and has consistently been in the mid- to upper-90% range since the start of the project. The Lake Park Crescent Community Room, located on the main floor of the

Phase 1 mid-rise building and with direct access to Lake Park Avenue, has become an important amenity to the entire community. It is a key gathering place for Lake Park Crescent residents and neighbors alike. Many programs take place in the Community Room – from Town Hall meetings, to book clubs, fitness programs, bingo, ice cream socials, back to school celebrations, and holiday dinners. Both the North Kenwood-Oakland Working Group and the Washington Park Working Group meet in the Community Room.

17. The Lake Park Crescent redevelopment plan, of which Phase 2A is a part, has been endorsed as a blueprint by various stakeholders including the Chicago Housing Authority, the Gautreaux Plaintiffs, the Gautreaux Development Manager, the City of Chicago, the Washington Park Local Advisory Council, the North Kenwood-Oakland Conservation Community Council, and the Alderman of the 4th Ward (collectively referred to as “the Working Group”). The Lake Park Crescent plan, including the number of public housing units authorized for the redevelopment site, has been approved by this Court in the Revitalizing Orders cited in Paragraph 6 above.

Current Proposal

18. Lake Park Crescent Phase 2A will consist of a total of 132 units in one mid-rise building, five 6-flat buildings, and seven 3-flat buildings. The site plan and building elevations are attached as exhibits. The following is a table with the total income mix and bedroom mix for Phase 2A.

	1 Bdrm	2 Bdrm	3 Bdrm	Total
Public Housing	16	14	17	47
Affordable	15	16	20	51
Market Rate	13	13	8	34
Total	44	43	45	132

19. It is now proposed that the mid-rise at Lake Park Crescent Phase 2A may provide housing to public housing families with children above the third floor. It is an 8-story, 81-unit mid-rise building. The Gautreaux Development Manager has reviewed and commented on the floor plans for each building in this phase to ensure that the public housing units will be dispersed throughout the building. As with the rest of Lake Park Crescent, Phase 2A will be privately owned and managed, creating incentive to provide high quality property management. Phase 2A will be an attractive way to provide plaintiff class families with mixed-income housing opportunities, which may ultimately be racially mixed as well.

The following is a table with the income mix and bedroom mix for the mid-rise building:

	1 Bdrm	2 Bdrm	Total
Public Housing	16	12	28
Affordable	15	14	29
Market Rate	13	11	24
Total	44	37	81

Oakwood Shores Phase 2C

Site Redevelopment

20. The former Madden Park – Ida B. Wells site has been renamed “Oakwood Shores”. Oakwood Shores provides mixed-income housing opportunities for plaintiff class families in building styles consistent with the surrounding neighborhoods, and disperses the public housing units among market rate and affordable units. With new streets and other new infrastructure, Oakwood Shores now connects well with the surrounding community.
21. Oakwood Shores will consist of up to 3,000 total units, including approximately 850 public housing units, 650 affordable units, 1,300 market rate units, and up to 200 units designated for seniors. Phase 1 has been completed, with 385 total units, including 126 public housing units, 122 affordable units, and 137 market rate units. Phases 2A and 2B have been completed, with 274 total units, including 110 public housing units, 87 affordable units, and 77 market rate units. Of the 659 total units completed to date, 599 units have been rental units, and 60 units have been homeownership units. As of March 31, 2011, 53 of the homeownership units have been sold, and 7 units remain to be sold. The completed phases have been stable and successful. As of May 1, 2011, occupancy of the rental units was 96%, and occupancy has consistently been in the mid- to upper 90% range since the start of the project. The Oakwood Shores Community Center, located at 3711 S. Vincennes, has become an important amenity to the entire community. It is a key gathering place for Oakwood Shores residents and neighbors alike. The Community Center offers conference rooms, a computer center, and on-site staff. The staff partners with several service providers to organize and facilitate numerous seasonal and year-long programs. Youth programs include tutoring, college preparation, job training, GED preparation, computer programming, community service, performing and visual arts, and sport leagues. Programs for seniors include a book club and a senior support group to keep seniors active in community events.
22. The Oakwood Shores redevelopment plan, of which Phase 2C is a part, has been endorsed as a blueprint by various stakeholders including the Chicago Housing Authority, the Gautreaux Plaintiffs, the Gautreaux Development Manager, the City of Chicago, the Madden-Wells Local Advisory Council, the North Kenwood-Oakland Conservation Community Council, and the Alderman of the 4th Ward (collectively referred to as “the Working Group”). The Oakwood Shores redevelopment plan, including the number of

public housing units authorized for the redevelopment site, has been approved by this Court in the Revitalizing Order cited in Paragraph 7 above.

Current Proposal

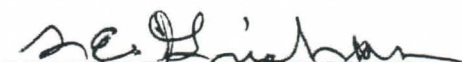
23. Oakwood Shores Phase 2C will consist of a total of 48 units in one, 6-story mixed-use building called "Oakwood Shores Terraces and Medical Center". This mid-rise building also will have 28,000 square feet of commercial space, of which 14,000 square feet is leased by Mercy Hospital and Medical Center for medical office space. The commercial component of the building will be on the first two floors, and the residential component will be on the third through sixth floors. Oakwood Shores Terraces and Medical Center will be on Cottage Grove Avenue, a major corridor conducive to a mix of retail and residential buildings. In addition, Oakwood Shores Terraces and Medical Center will complement the 75-unit "Oakwood Shores Senior Apartments", which is currently under construction directly across the street. Also, Donoghue School is directly north of Oakwood Shores Terraces and Medical Center, and Doolittle School is two blocks north. Thus, the medical office space will provide readily accessible medical services for the seniors, the students, and families in the immediate neighborhood. The site plan and building elevation are attached as exhibits.
24. It is now proposed that the mid-rise at Oakwood Shores Phase 2C may provide housing to public housing families with children above the third floor. The Gautreaux Development Manager has reviewed and commented on the floor plans for the building to ensure that the public housing units will be dispersed throughout the building. As with the rest of Oakwood Shores, Phase 2C will be privately owned and managed, creating incentive to provide high quality property management. Phase 2C will be an attractive way to provide plaintiff class families with mixed-income housing opportunities, which may ultimately be racially mixed as well. The following is a table with the income mix and bedroom mix for the mid-rise building:

	1 Bdrm	2 Bdrm	3 Bdrm	Total
Public Housing	10	9	0	19
Affordable	8	5	4	17
Market Rate	8	4	0	12
Total	26	18	4	48

Need for the Waivers

25. The requested waivers will make it possible to provide a larger number of public housing units to plaintiff class families in what are becoming desirable neighborhoods, without sacrificing the goals of sound planning, mixed-income redevelopment, and maintaining the marketability of the areas for economically and racially diverse redevelopment. The greater density provided by these mid-rise buildings is crucial to meeting the redevelopment goals at these sites. The Gautreaux Development Manager thus supports the granting of the motion.

Further affiant sayeth not.



Lawrence E. Grisham
Senior Vice President,
as Gautreaux Development Manager

SUBSCRIBED AND SWORN to

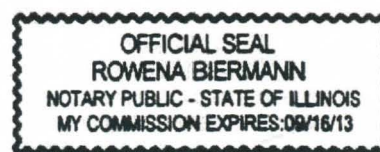
Before me this 24th day of

May, 2011.

Rowena Biermann

Notary Public

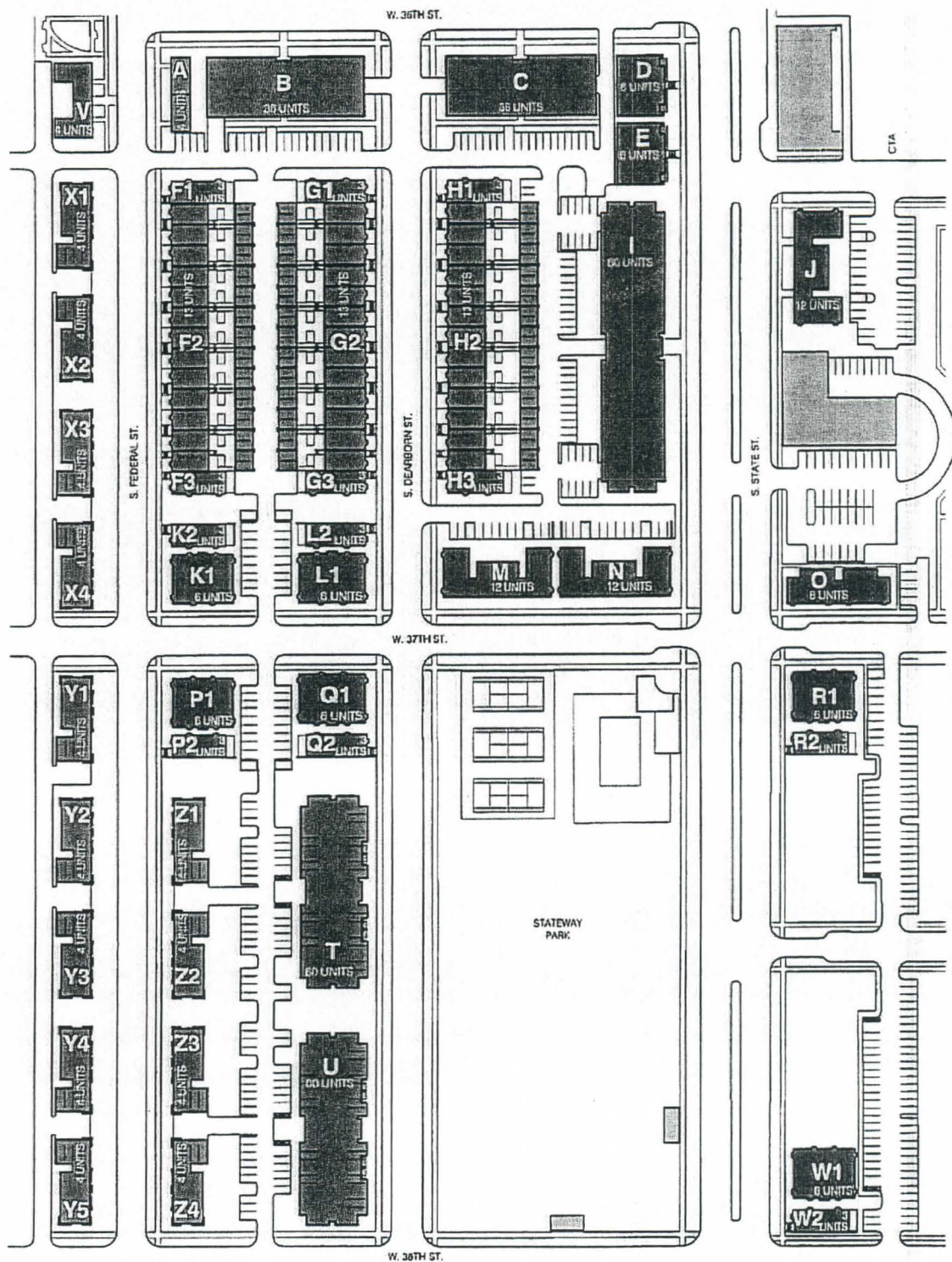
My commission expires: 09/16/13



Park Boulevard Phase 2A Exhibits

- Phase 2 Site Plan (Phase 2A in red)
- Rendering of 36-Unit Mid-Rise ("Building C")
- Rendering of 80-Unit Mid-Rise ("Building I")

EXHIBIT 1-A



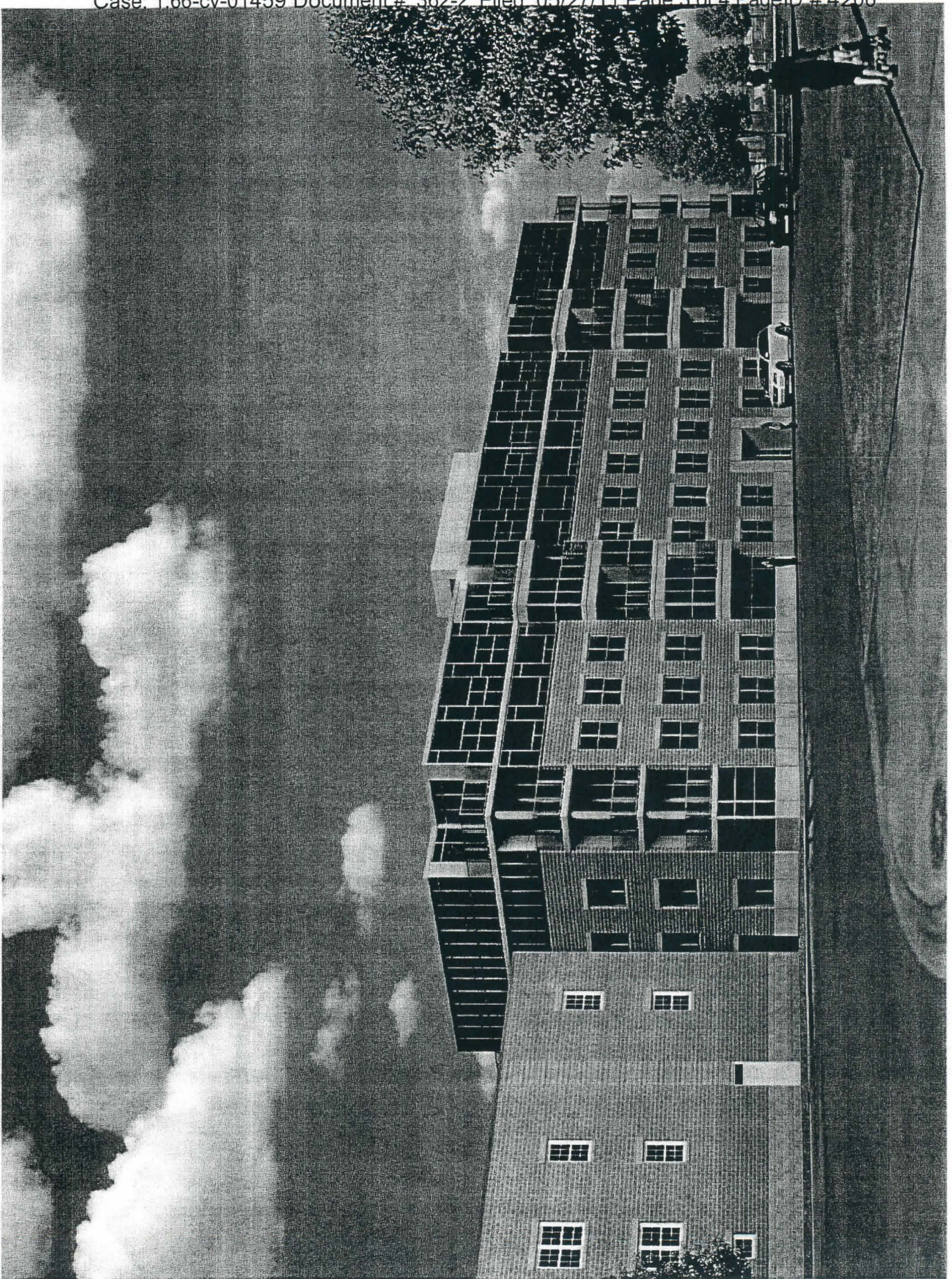
SITE PLAN PHASING DIAGRAM

PARK BOULEVARD PHASE 2A
CHICAGO, ILLINOIS
PARK BOULEVARD, LLC

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4



VOA ASSOCIATES INC
MARCH 2009





Lake Park Crescent Phase 2A Exhibits

- Phase 2 Site Plan
- Rendering of 81-Unit Mid-Rise

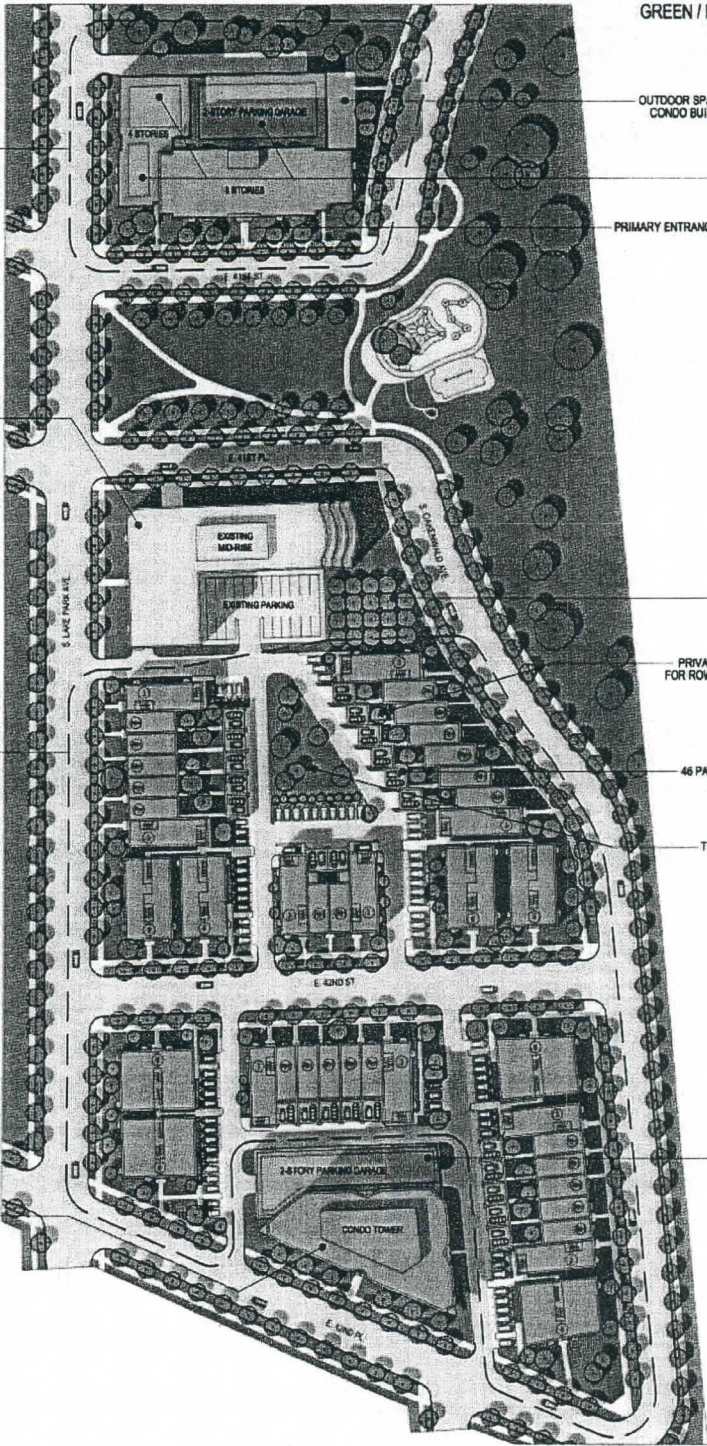
EXHIBIT 1-B

8-STORY RENTAL MID-RISE	
FOR RENT (CURRENT PHASE)	
81	TOTAL UNITS
82	TOTAL PARKING SPACES IN GARAGE

EXISTING	
8-STORY MID-RISE RENTAL BUILDING	

3-STORY LOW-RISE BUILDINGS	
FOR SALE (FUTURE PHASE)	
23	ROWHOUSES
18	6-FLAT UNITS
9	3-FLAT UNITS
FOR RENT (CURRENT PHASE)	
30	6-FLAT UNITS
21	3-FLAT UNITS
101	TOTAL DWELLING UNITS
124	TOTAL PARKING SPACES
46	IN GARAGES
78	SURFACE SPACES

14-STORY CONDO TOWER	
FOR SALE (FUTURE PHASE)	
86	TOTAL DWELLING UNITS
66	TOTAL PARKING SPACES IN GARAGE



GREEN / LANDSCAPE FEATURES:

OUTDOOR SPACE FOR 8-STORY CONDO BUILDING RESIDENTS

GREEN ROOFS

PRIMARY ENTRANCE TO BUILDING IS ON THE PARK

ADDITIONAL GREEN SPACE

PRIVATE GREEN SPACE FOR ROWHOUSE OWNERS

46 PARKING SPACES IN GARAGES/ OUT OF VIEW

TRIANGULAR PARK

GREEN ROOF

MASTERPLAN

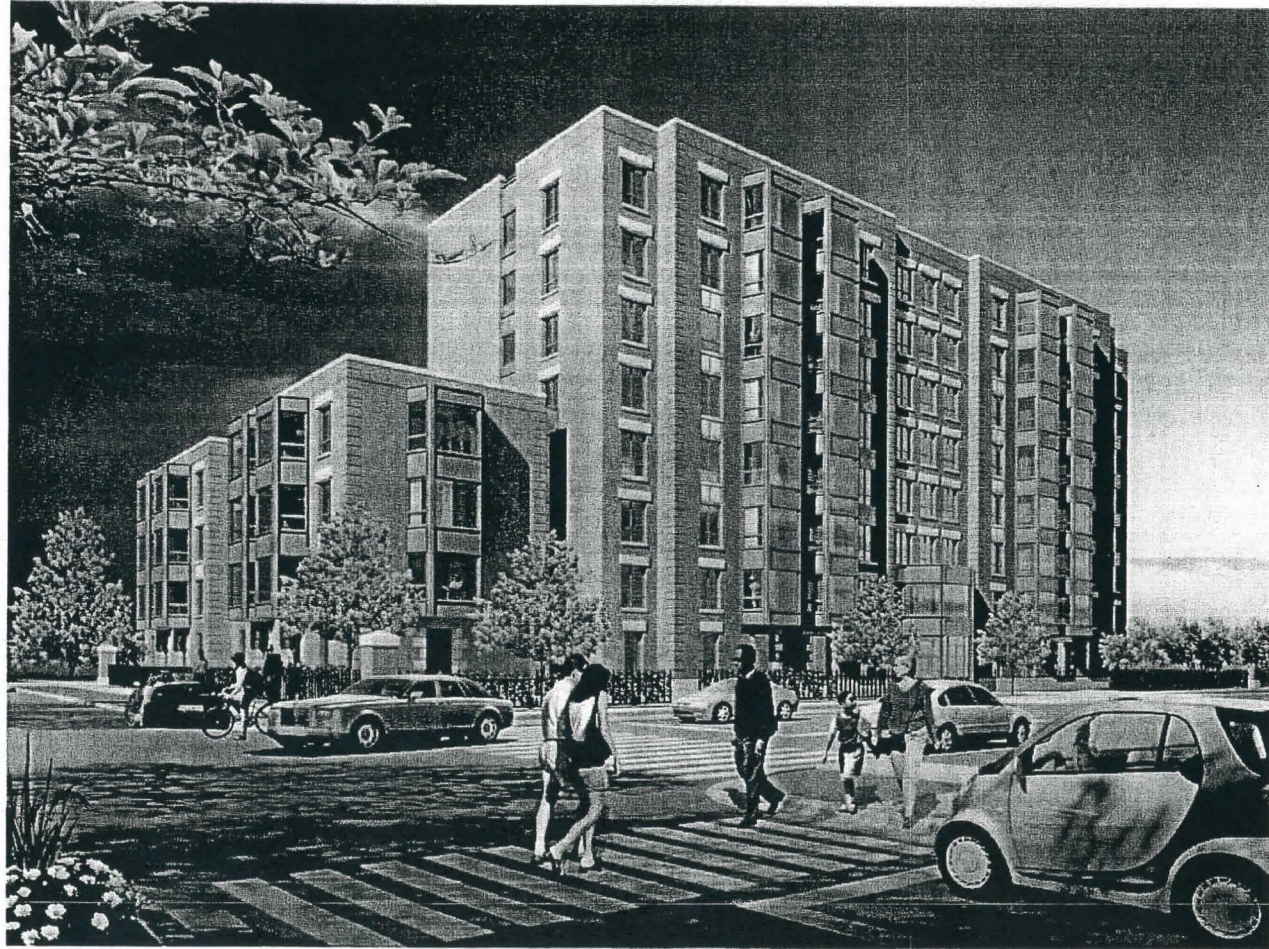
LAKE PARK CRESCENT DEVELOPMENT
CHICAGO, ILLINOIS
THE DAVIS GROUP LLC

BUILDING TYPES:

- 3-FLAT
- 6-FLAT
- ROWHOUSE



VOA ASSOCIATES INC
JULY 2010



RENDERING
 BUILDING A -1060 E. 41ST STREET
 81-UNIT MID-RISE BUILDING
 LAKE PARK CRESCENT DEVELOPMENT
 CHICAGO, ILLINOIS
 THE DAVIS GROUP LLC

S. LAKE PARK AVE. AND 41st STREET
 VIEW LOOKING NORTHEAST

VOA ASSOCIATES INC.
 JULY 2010

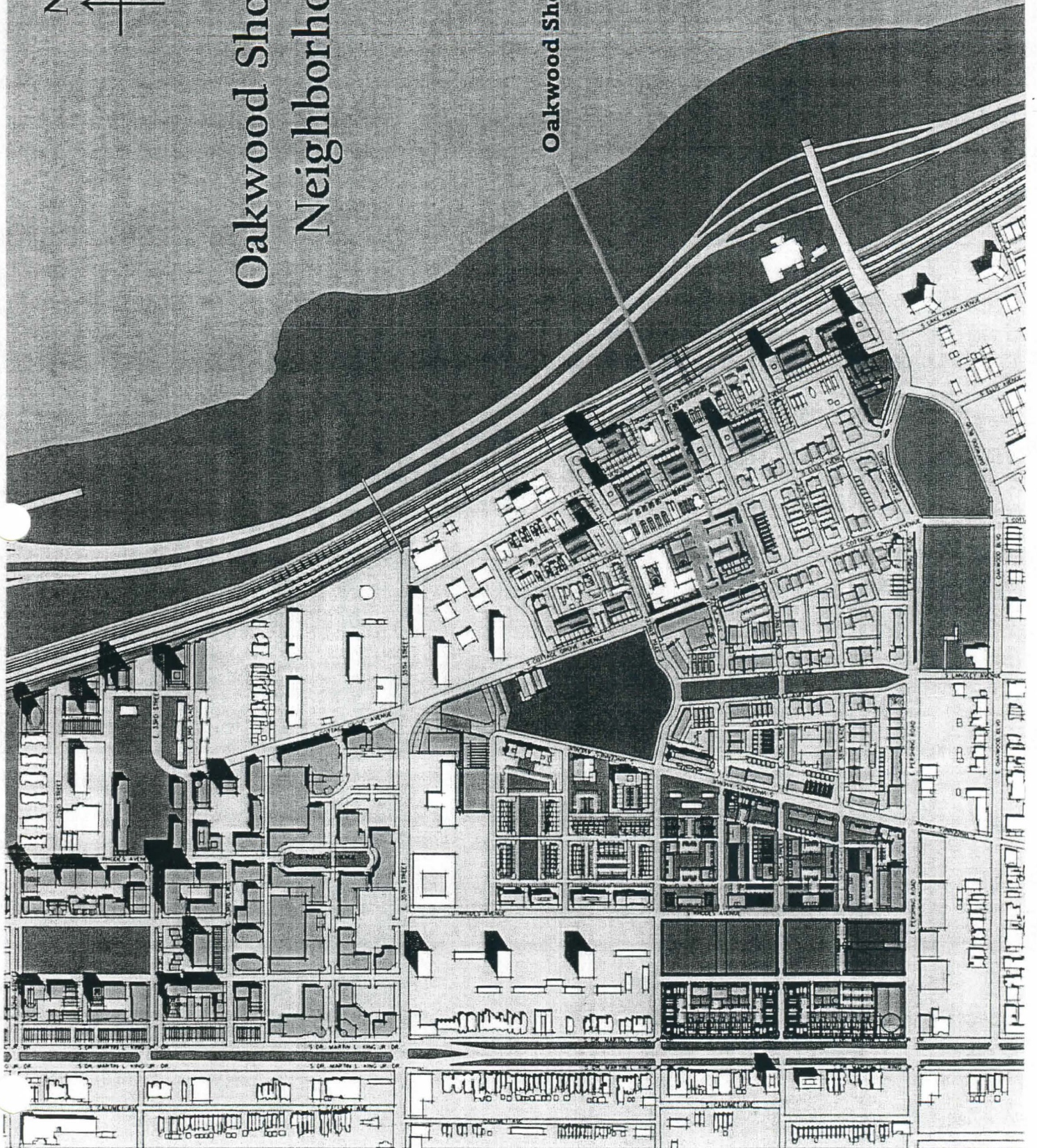
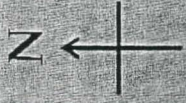
Oakwood Shores Phase 2C Exhibits

- Oakwood Shores Site Plan (Phase 2C outlined)
- Rendering of 48-Unit Mid-Rise

EXHIBIT 1-C

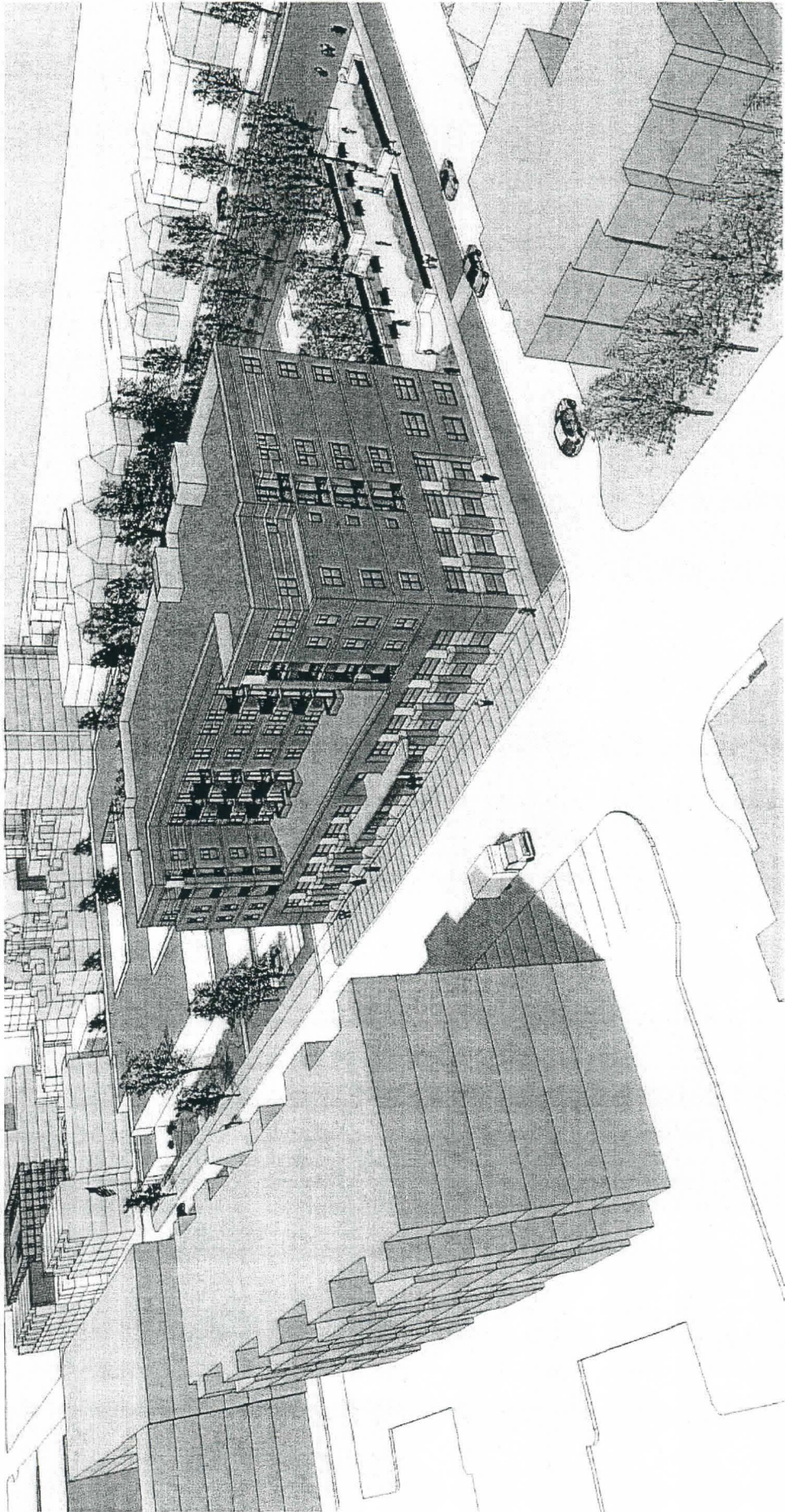
Oakwood Shores Neighborhood

Oakwood Shores 2G





Oakwood Shores Terrace Apartments



Aerial view on Cottage Grove Ave

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.,)	
)	
Defendants.)	

AGREED ORDER

This matter coming to be heard on the Joint Motion of Plaintiffs and Defendant Chicago Housing Authority, for an Order to waive the *Gautreaux* restriction on housing families with children in public housing units above the third floor in two buildings in Phase 2A of the Park Boulevard Development (on the site previously occupied by CHA's Stateway Gardens development), one building in Phase 2A of the Lake Park Crescent Development (on the site previously occupied by the CHA's Lakefront Properties), and one building in Phase 2C of the Oakwood Shores Development (on the site previously occupied by the CHA's Madden Park – Ida B. Wells development); and

The Court having heard from the parties concerning the proposed order, including that the Gautreaux Development Manager supports 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, based on the representations of the Parties and the Gautreaux Development Manager, that the proposal to locate public housing units above the third floor in the four buildings that are the subject of the Joint Motion is designed to achieve results consistent with the Judgment Order previously entered in this cause;

Now, therefore, IT IS HEREBY ORDERED:

The Chicago Housing Authority shall be free to house families with children in units above the third floor in Buildings C and I in Phase 2A of Park Boulevard, in the mid-rise building in Phase 2A of Lake Park Crescent, and in the mid-rise building in Phase 2C of Oakwood Shores, provided, however, that such units are and remain well distributed among the new affordable and market rate units to be constructed in such buildings.

ENTER:

Judge

Dated: _____

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

DOROTHY GAUTREAUX, et al.,)	
)	
Plaintiffs,)	
)	
v.)	66 C 1459
)	
CHICAGO HOUSING AUTHORITY, et al.,)	Hon. Marvin E. Aspen
)	
Defendants.)	

NOTICE OF MOTION

To: Attached List

PLEASE TAKE NOTICE that on Thursday, June 2, 2011, at 10:30 a.m., we shall appear before the Honorable Marvin E. Aspen, Judge of the United States District Court for the Northern District of Illinois, Eastern Division, and then and there present the **Joint Motion of Plaintiffs and Defendant Chicago Housing Authority for an Order Waiving the Restriction on Housing Families with Children in Public Housing Units Above the Third Floor in Four Buildings in the Stateway and North Kenwood-Oakland Revitalizing Areas**, a copy of which is attached and hereby served upon you.

/s/ Julie Elena Brown
One of the Attorneys for Plaintiffs

May 27, 2011

Alexander Polikoff
Julie Elena Brown
Business and Professional People
for the Public Interest
25 East Washington Street - #1515
Chicago, Illinois 60602
312- 641-5570; fax: 312-641-5454

CERTIFICATE OF SERVICE

I, Julie Elena Brown, an attorney, certify that on May 27, 2011, I caused copies of the foregoing Notice and Motion to be served electronically upon the persons whose names appear on the attached service list.

/s/ Julie Elena Brown
Julie Elena Brown

SERVICE LIST

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