

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

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

**JOINT MOTION OF THE PLAINTIFFS AND CHICAGO HOUSING AUTHORITY TO:  
1) EXPAND THE NEAR NORTH REVITALIZING AREA; 2) AUTHORIZE,  
SUBJECT TO STATED CONDITIONS, THE DEVELOPMENT OF ADDITIONAL  
PUBLIC HOUSING UNITS IN THIS AREA; AND 3) AMEND THE CHA TENANT  
SELECTION AND ASSIGNMENT PLAN**

The *Gautreaux* plaintiffs ("the plaintiffs") and the Chicago Housing Authority ("CHA") jointly move that this Court enter the attached proposed agreed order to permit ongoing public housing development at the former Cabrini-Green development to be completed.

Since 1993, when CHA submitted its first HOPE VI funding and demolition applications to HUD, the parties have worked diligently to transform the racially and economically isolated Cabrini-Green development from an enormous, dilapidated and dangerous housing project into a mixed-income community that is part of the fabric of Chicago. The goal was and remains to enable public housing families to be integrated into Chicago's Near North Side community, in new public housing units, built and managed by private developers, that look like and are managed like adjacent market units.

The road has not been an easy one. The task was large, and the parties have encountered, among other challenges: 1) dramatic fluctuations in the economy (which limited the ability to sell market units, the proceeds of which are a key component of financing mixed-income housing) and

the public subsidies that are used to leverage market capital; 2) contentious litigation over the scope and nature of the plan; and 3) inevitable delays in the formidable task of demolishing twenty-three high-rise and mid-rise buildings housing hundreds of families.

Much however has been accomplished. Over 2282 units of housing have been built at thirteen mixed-income sites in the neighborhood, substantial new public infrastructure has been constructed (including new police, library, park and school facilities) and a community center now exists. Commercial redevelopment includes sizable projects that have provided employment for public housing families. The time now has come to finish the Cabrini project. Most of the land for development has been cleared, the requisite resources appear to be available, the economy has improved, and in conjunction with the community and affected stakeholders a detailed plan for the balance of the site has been developed by planning professionals and is supported by the City and the parties here.

The proposed order will: 1) add the balance of the old Cabrini site to the existing, Court-approved Revitalizing Areas, to create a larger Near North Revitalizing Area ("NNRA") where public housing development can occur; 2) authorize CHA to develop no fewer than 930 additional public housing units in the resulting NNRA, for a minimum of 1,627 public housing units in the Cabrini redevelopment when the project is complete; 3) require the CHA to provide favorable treatment to development proposals that provide a higher percentage of public housing (up to 40% maximum), thereby increasing the number of public housing units; and 4) ensure that all of those former and current eligible Cabrini families who wish to live at the site can do so.

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

### Development History

1. The old Cabrini-Green public housing development ("Cabrini") was located on approximately 70 acres on the Near North side of Chicago. It consisted of 23 high-rise and mid-rise buildings with 3020 apartments (1921 public housing apartments in the Cabrini Extension North and South sections between Division Street and Chicago Avenue and 1099 public housing apartments in the William Green Homes north of Division Street), and the low-rise Cabrini Rowhouses (586 public housing units between Oak Street and Chicago Avenue). A map showing the configuration of Cabrini, prior to redevelopment, is Exh. 1 to the Kathy Caisley Declaration ("Caisley Dec.") that is attached as Exh. A hereto.

Before redevelopment, Cabrini was severely under-occupied, in serious disrepair, and threatened with violence and crime. Based on physical inspections, the U.S. Department of Housing and Urban Development ("HUD") determined that all of the Cabrini high-rise and mid-rise buildings were no longer viable under 42 U.S.C. §1437z-5, and prohibited any further CHA investment in those buildings, including their rehabilitation. Caisley Dec., ¶ 2.

2. In 1994, CHA secured one of the country's first HOPE VI grants, awarded under the HOPE VI statute (42 U.S.C. §1437v) that CHA's then chairman (Vince Lane) had played a critical role in developing and enacting.<sup>1</sup> CHA proposed to use the grant to demolish the existing dilapidated housing at Cabrini Extension North and to develop mixed-income housing on that site. That decision prompted a 1996 lawsuit by Cabrini tenants, *Cabrini-Green Local Advisory Council*

---

<sup>1</sup> The HOPE VI statute and program came directly out of the work of the National Commission on Severely Distressed Public Housing, convened in 1989, of which Mr. Lane was co-chairman. See, the Final Report of the Commission (August 10, 1992) at [www.huduser.org/portal/publications/affhsg/wrking\\_papers\\_1992.html](http://www.huduser.org/portal/publications/affhsg/wrking_papers_1992.html).

*v. Chicago Housing Authority et al.*, 96 C 6949 (“*Cabrini I*”), represented by the Cabrini LAC (“LAC”) against the CHA and the City of Chicago, seeking to prevent demolition of the Cabrini Extension North buildings. The plaintiff CHA tenants in *Gautreaux v CHA*, 66 C 1459 (“plaintiffs”), however, supported CHA’s mixed-income goals. Caisley Dec., ¶ 3.

3. On November 6, 1997, the *Gautreaux* court authorized development of mixed-income units in the area immediately north of Cabrini, termed the Near North Revitalizing Area (“NNRA”). This order is attached as Exh. B hereto. The LAC, CHA and the City settled *Cabrini I*, after making changes required by this Court. *See, Gautreaux* docket (Aug. 12, 1998 and Sept. 12, 2000 orders). In its September 12, 2000 orders, this Court expanded the NNRA from the location originally identified in 1997, to include the area covered by the Cabrini Extension North development, and further designated Census Tracts formerly known as 0806 and 0807 (immediately west of the Cabrini site) as General areas under the *Gautreaux* judgment order, thus permitting development on these census tracts. These orders are attached as Exh. C hereto. The map that is Exh. D sets out the geographic areas currently set aside for the redevelopment, in accordance with this Court’s previous orders, identified as “the 1997 Revitalization Area”, the “2000 Revitalization Area”, and the “General Area Identified, Old Tracts 806/807”, *Id.*, ¶ 3.

4. This Court’s September 12, 2000 orders approved the *Cabrini I* consent decree. In addition, they specifically permitted the demolition of the Cabrini Extension North buildings and obligated CHA to develop 700 units of replacement public housing on identified parcels in the approved areas, on or near the old Cabrini site. In accordance with the terms of the approved consent decree, these public housing units were to constitute no more than 30% of the total number of units developed with 50% of the units made available to market rate families and the

remaining 20% set aside as “affordable” units<sup>2</sup>. Thus, one-half of the units to be developed would be subsidized and the other half market rate. To date, CHA and its developers (selected with input from the Cabrini public housing tenants and the *Gautreaux* plaintiffs) have built or secured 2,282 units of housing which are now occupied (not all of which are subject to the income mix found in the *Cabrini I* consent decree)<sup>3</sup>, including 434 units of public housing in mixed-income buildings within the Cabrini redevelopment area. In addition, CHA has rehabilitated 146 Rowhouse public housing units.<sup>4</sup> Exhibit 2 to the Caisley Declaration (Exh. A) is a map of the Near North area that shows the existing mixed-income developments, see also Declaration of Caisley, ¶ 3.

5. CHA is currently planning the construction of the remaining 266 units of public housing that will fulfill its 700 public housing unit commitment under the *Cabrini I* consent decree. Thirty-six public housing units will come on line with Phase IIB of Parkside of Old Town (“Parkside”), which closed during the summer of 2014 and is now under construction, and fifty-five more with Phase III of that project. Another twenty-six public housing units are anticipated under a pending development project at Clybourn and Division. The remaining 150 public housing units will be acquired or built on the approximately 20 acres comprised of parcels located

---

<sup>2</sup> “Affordable units” may be rented to families whose income is at 60% or below the area median income. These families have not been living in public housing and come from a tax-credit waiting list. Public housing units are provided to existing CHA families and those on the CHA waiting list. These public housing families must have income at 80% or below the area median income. (There are some “affordable” homeownership units that are available to families making up to 120% of the area median income, as they are not financed through tax credits.)

<sup>3</sup> A number of the public housing units were acquired from private developers where the percentage mix of public housing units may be less than 30%, e.g. at the Domain Lofts (among other locations) where the 16 public housing units represent only 10% of the total residential units.

<sup>4</sup> 254 of the 2,282 units developed and occupied so far are affordable homeowner or rental units.

at: a) Oak and Larrabee Streets; b) Halsted and Division streets (the Ogden Right of Way site); and c) Clybourn and Larrabee streets (the Near North High School site), all of which are in areas that have previously been approved as revitalizing areas.<sup>5</sup> CHA estimates that 185 public housing units will be developed on these three sites, providing more than the 150 units needed to reach the required 700 public housing units. *Id.*, ¶ 4.

6. In addition to this mixed-income development activity (the 434 public housing units built and occupied and the 117 public housing units under construction or on their way to a closing), CHA has completed the rehabilitation of 146 Rowhouse units, which are occupied. The CHA has determined not to rehabilitate the remaining 440 Rowhouse units as 100% public housing, but rather to integrate the Rowhouse area into the larger Near North mixed-income redevelopment. This decision, announced to this Court on September 15, 2011, spawned another lawsuit, *Cabrini-Green Local Advisory Council v Chicago Housing Authority*, 13 C 3642 (“*Cabrini III*”), which was dismissed on November 4, 2014, but is now the subject of an appeal. See, paragraph 14 below.

7. There is no question that contentious disputes with the Cabrini LAC over demolition and other issues delayed redevelopment, as did the sizable task of clearing the site. The principal problem in moving more quickly, however, was the recession’s dramatic effect on the housing

---

<sup>5</sup> Since the entry of the September 12, 2000 orders, this Court regularly has entered orders permitting various parts of the Cabrini area redevelopment plan to proceed, but only if it was in accord with the *Gautreaux* judgment order. So, on September 7, 2001, November 4, 2003, September 21, 2006, September 25, 2006, May 10, 2007, June 4, 2007, July 15, 2009, April 1, 2010 and June 9, 2014, this Court has entered orders permitting CHA to develop public housing units above the third floor in various buildings developed as part of the Cabrini redevelopment program. On March 6, 2003, this Court entered an order permitting CHA to impose a minimum income requirement for certain public housing units at the Domain Lofts project, which is one of the sub-components of the Cabrini redevelopment.

market. The country's serious economic downturn made it virtually impossible to sell market units at Cabrini for years. Proceeds from sales of market units provide an important internal subsidy for the public housing and affordable units. The economic downturn also limited the availability of conventional construction and permanent financing for mixed-income projects, as well as the public funds (in terms of CHA capital money, City tax-credits and operating subsidies) which are critical to mixed-income development. As a result of these economic conditions, some of the developers at work on Cabrini encountered serious financial problems.<sup>6</sup>

#### **Current Development Plans**

8. As CHA was building and acquiring units to satisfy its 700 public housing unit commitment, it began demolishing the buildings at Cabrini Extension South and the Green Homes. This too was met with a lawsuit in 2004, *Cabrini-Green Local Advisory Council v CHA*, 04 C 3792 ("*Cabrini II*"), seeking to halt any demolition. That action was voluntarily dismissed in 2009, and CHA demolished the dilapidated buildings on these sites, freeing up significant land for development. CHA will have approximately 65 acres of land available on which to build replacement public housing units as part of mixed-income development, separate from the sites where housing has been built, is under construction or where projects are slated for closing. *Id.*, ¶ 6.<sup>7</sup>

9. Working in conjunction with the Near North Working Group (composed of the City of

---

<sup>6</sup> So, for example, Kimball Hill Homes, Inc., one of the nation's biggest home builders, and a partner on the Parkside development at Cabrini, was forced into bankruptcy.

<sup>7</sup> This area includes the former Cabrini Extension South and Green Homes sites, the Rowhouse site, and lots acquired at 515 W. Oak, 1425 N. Clybourn, at Clybourn and Mohawk, another at Chicago and Hudson, and a site on Orleans Street.

Chicago, the Cabrini LAC, the *Gautreaux* plaintiffs, the local alderman and the CHA), as well as an outside planning consultant (Urban Works, Ltd.), CHA has developed a Cabrini Development Zone Plan ("the Zone Plan"), which identifies anticipated commercial and residential uses for the large, 65 acre redevelopment site, with appropriate use restrictions for each sub-area, and suggested densities. The original plan was released to the general public for comment, with community meetings held in February of 2014. CHA, working in consultation with the Near North Working Group, considered the public comments as well as the views of the Working Group members, among others, and revised the plan during 2014, in order to create the current version of the Cabrini Development Zone Plan, which will be the basis on which CHA issues Requests for Proposals from developers interested in developing the parcels available. *Id.*, ¶ 7<sup>8</sup>. A schematic of the Zone Plan is Exh. 3 to the Caisley Declaration.

10. CHA's current Zone Plan requires that developers build no more than 30% public housing units on those parcels identified in the *Cabrini I* consent decree. The income mix on these tracts will then include 20% affordable units and 50% market units. No additional public housing units can be developed there, without an amendment of the *Cabrini I* consent decree and this Court's September 12, 2000 order approving that decree. On the balance of the parcels available in the existing and proposed revitalizing areas, CHA's current Zone Plan calls for an income mix of one-third public housing units, one-third affordable units and one-third market units. The Zone Plan thus calls for 930 additional public housing units (in addition to the 434 mixed-income public housing units already built and occupied, the 117 public housing units under construction

---

<sup>8</sup> The details of the Development Zone Plan may well be amended as development goes forward inasmuch as there are many exigencies that can have an effect on development, as this Court well knows.

or targeted for closing, and the 146 rehabilitated Rowhouse public housing units), for a total of 1,627 public housing units.<sup>9</sup> A listing of these units, as well as those now complete and those under construction or on their way to a closing is Exh. 4 to the Caisley Declaration. The Zone Plan also calls for 868 affordable units (in addition to the 254 already built and occupied), for a total of 1,122 affordable units, and 1,054 market units (in addition to the 1,475 market units already built and occupied), for a total of 2,529 market units. *Id.*, ¶ 8.

11. The foregoing numbers represent the minimum number of mixed-income public housing units CHA intends to bring back within the NNRA. CHA will seek to develop additional public housing units on the site of the NNRA, if such additional units can be financed, developed and managed effectively. In each of the three RFPs CHA intends to issue for the NNRA site, CHA shall indicate that any proposal delivering more than the minimum percentage of public housing shall be accorded more favorable treatment in scoring the RFP responses than a proposal limited to 30% or one-third public housing. No proposal, however, shall include more than 40% public housing in its mix. CHA, however, reserves the right to make the final decision on all developers and development proposals<sup>10</sup>.

12. The parties agree that units to be provided for public housing families in the NNRA

---

<sup>9</sup> These public housing figures do not include CHA scattered site, housing choice voucher, and PRA units (where CHA attaches a project based voucher to an existing residential unit) located on the Near North side nearby but outside the revitalizing areas. Currently, there are 398 of these units within the boundaries of Halsted and State Streets, and North and Chicago Avenues. Nor does it include the CHA senior units in the area. Caisley Declaration, ¶8 n. 4.

<sup>10</sup> In order to accord such favorable treatment in the RFP, CHA must seek and obtain an amendment to the *Cabrini I* consent decree and this Court's September 12, 2000 order approving the decree (for the units subject to the consent decree). Should the Court enter the proposed agreed order, CHA intends to do so.

may be traditional public housing units or may be project-based voucher units either supported under CHA's PRA program (with at least a twenty-year subsidy commitment) or funded under the Rental Assistance Demonstration program recently introduced by HUD<sup>11</sup>.

13. The parties have today filed a separate motion and proposed order seeking to amend the Judgment Order entered in this case on July 1, 1969, in order to allow CHA to provide Dwelling Units (as that term is used in the Judgment Order) above the third story in any structure under specified conditions and in specified locations. The parties now request that the Court allow CHA to provide Dwelling Units above the third floor within the NNRA, if the conditions described in that separate motion and proposed order are met, even if the structures are not located in General or Opportunity Areas. The proposed agreed order incorporates those conditions for structures within the NNRA.

14. The Rowhouse area is currently composed of 146 rehabilitated low-rise units out of the 586 total Rowhouse units. The rehabilitated units are occupied by public housing families and there are no current plans to change those units. Those Rowhouse units not rehabilitated are currently vacant. *Id.*, ¶ 11. The parties agree that the Rowhouse area should be part of the larger mixed-income development at and near the former Cabrini site, with economic integration of the families at the site. The 440 unoccupied units of the Rowhouse area are therefore included within the proposed NNRA. The CHA will seek to demolish the 440 vacant and unrehabilitated Rowhouses and replace them with a development that is 40% public housing, 15% affordable housing and 45% market rate housing (if such a mix is, in CHA's judgment, reasonably feasible).

---

<sup>11</sup> For those parcels governed by the *Cabrini I* consent decree, this will first require a modification of that decree.

As noted above, the Cabrini LAC challenged the decision to incorporate the Rowhouse area into the larger mixed-income development in *Cabrini III*. This Court dismissed *Cabrini III*. The Court provided that the dismissal was without prejudice to the LAC's right to seek intervention in this case. The LAC, however, has not intervened but rather chose to appeal this Court's order. The LAC and its counsel have been given notice of this motion, as have the Central Advisory Council ("CAC") and its counsel.<sup>12</sup>

**Paragraph 1 of the Proposed Order: Expansion of the Existing Revitalizing Areas**

15. By their motion, the parties first seek to expand the existing Revitalizing Areas. The area to be added is identified on the map that is Exh. D as the "Proposed 2015 Revitalizing Area". The area is adjacent to sizable and successful CHA mixed-income developments at North Town Village (313 units with 79 public housing and 52 affordable units), Parkside of Old Town (486 units with 146 public housing and 121 affordable units), Old Town Square (386 units with 82 public housing units), River Village North (401 units with 55 public housing and 39 affordable units), Orchard Park (54 units with 13 public housing units), Renaissance North (59 units with 18 public housing and 12 affordable units), Mohawk North (107 units with 21 public housing and 3 affordable units) and the Domain Lofts (with 16 public housing units), among others. These developments are all economically and racially integrated. The neighborhood has seen substantial commercial development, including the shopping center at Clybourn and Division, and the large Target store on the north side of Division Street. All of the main streets (North Avenue, Division Street, Chicago Avenue, as well as Clybourn Avenue) are vibrant economic engines. Market real

---

<sup>12</sup> The CAC is entitled to notice of certain revitalization motions under the terms of this Court's June 27, 2000 order.

estate development is also once again proceeding at a fast pace adjacent to the proposed 2015 Revitalizing Area. Further, public improvements include an expanded Seward Park, the Jesse White Center (for recreation and youth programs) on Chicago Avenue, a newly renovated Jenner School, the expansion of the Walter Payton High School, as well as a new police station, and a new public library on Division Street. The neighborhood includes two family health centers, and is well served by public transportation. See, ¶ 12 of the Caisley declaration which further describes the revitalizing nature of the area proposed.

16. The map that is Exhibit D identifies all of the area within which CHA will have authority to develop or acquire public housing, if the proposed agreed order is entered. This is outlined and described as the “Near North Revitalizing Area” (NNRA), composed of the two prior 1997 and 2000 revitalizing areas and the new 2015 Revitalizing Area. The CHA will be able to develop and acquire public housing in the adjacent General Area to the west of the NNRA as well.

**Paragraph 2 of the Proposed Order: Authorizing the Development of No Fewer Than 930 Additional Public Housing Units Within the Near North Revitalizing Area Under Stated Conditions**

17. As described above in paragraphs 6, 10 and 11, the CHA intends to build, acquire or otherwise develop no fewer than 930 additional public housing units on the existing and proposed revitalizing areas (in addition to the 117 mixed-income public housing units now under construction or expected to close, the 434 mixed-income public housing units that have been built and occupied, and the 146 rehabilitated and occupied Rowhouse public housing units), for a total minimum of 1,627 public housing units. At least five-hundred sixty-five of the new units will be in the expanded portion of the Near North Revitalizing Area, identified as the “Proposed 2015 Revitalizing Area” on the map.

18. The precise number of public housing units the NNRA will support will not be known until RFPs are issued, the development community responds to these RFPs, architectural and landscaping plans are developed, financial commitments are secured, construction is commenced and sales of market units closed. The parties agree, however, that they will seek to maximize the number of public housing units for families in the NNRA, within the constraints of good planning and the requirements of efficient and effective development. In order to do so, CHA has agreed to provide more favorable treatment for those RFP responses that propose to build larger percentages of public housing units, up to a maximum of 40% of the total number of residential units, if such additional public housing development is, in CHA's judgment, reasonably feasible. Further, the authorized public housing units will be built and marketed roughly simultaneously with the affordable and market rate rental housing units developed.

19. If the Court enters the proposed agreed order, CHA will be prepared to issue its first RFP for additional Cabrini development during the fourth quarter of 2015. Successful mixed-income development requires a commitment from developers, as they generally raise about one-half or more of the funds necessary for the development from the private market, leveraging the limited public dollars available. Entry of the proposed order will assure the parties, and the development community, that their participation in Near North redevelopment (which would include the expenditure of considerable planning dollars) will not be undone by litigation that could delay or alter the nature of the project.

**Paragraph 3 of the Proposed Order: Amending the CHA Tenant Selection and Assignment Plan to Afford Existing and Former Cabrini Families Priority With Respect to the New Public Housing Units**

20. Because the public housing units authorized by the proposed agreed order are to be

used as replacement housing for existing and former eligible Cabrini families under CHA's Plan for Transformation, the parties seek to amend the current CHA Tenant Selection and Assignment Plan to require that the public housing units to be developed in the NNRA be made available first to: 1) eligible former or present residents of the Cabrini-Green development who have not yet been afforded replacement housing; and 2) eligible families from other CHA developments relocating pursuant to the Plan for Transformation. Only after these families have been accommodated, assuming they elect to secure redeveloped units at Cabrini and satisfy applicable tenant selection criteria, including property specific requirements, in accordance with the Relocation Rights Contract, would the new units be made available to families on CHA's general waiting list. Similar provisions amending the CHA Tenant Selection Plan have been approved by this Court at the various other CHA mixed-income sites, all of which have been used as replacement housing under CHA's Plan for Transformation. All units subject to the consent decree in *Cabrini-Green LAC v CHA*, 96 C 6949 shall be tenanted in accordance with the provisions of that decree.

21. The proposed order will provide sufficient housing to accommodate all of the existing Cabrini families, those families who have been temporarily relocated from Cabrini (and wish to return), as well as all other existing CHA families with a right of return, who wish to live at or near Cabrini in the expanded Near North Revitalizing Area as of the date of this order. *Id.*, ¶ 13.

22. Under CHA's Plan for Transformation ("Plan"), every Cabrini family who resided at CHA on October 1, 1999, and who remains lease compliant, is entitled to a new or rehabilitated public housing unit or, if they choose, a housing choice voucher. Replacement housing may take the form of a unit in a mixed-income development, a housing choice voucher (where the resident

keeps the CHA subsidy and rents in the private market)<sup>13</sup>, a CHA scattered site unit, or a unit in a rehabilitated traditional CHA family or senior development. CHA residents indicate their preference, and CHA tries to accommodate each family, though the residents are not guaranteed any particular unit. The *Cabrini I* consent decree and *Gautreaux* order approving the decree modified the Relocation Rights contract in that eligible Cabrini families relocated from the Cabrini development since January 1, 1993 have first priority for the 700 units of public housing developed pursuant to the *Gautreaux-Cabrini I* orders.

23. Currently, there are 138 families living at the Cabrini Rowhouses in rehabilitated units. There are currently no plans to move these families or modify these Rowhouses. In addition to these 138 families currently living at the last remaining part of Cabrini, there are now only 178 families who: 1) were relocated from the Rowhouses, Cabrini Extension North and South, as well as the William Green Homes, who have not yet had their “right to return” satisfied; or 2) who were housed at non-Cabrini developments and have elected, under the Relocation Rights Contract, to be housed in the Near North area, as part of the CHA’s Plan for Transformation. It is unlikely that all of the relocated families will seek to return to the Near North area, but even if they do, there will be enough units developed to house them, as well as those other CHA families who, as of this date, have elected to live in the Near North area, Caisley Declaration, ¶ 13.

24. Because this order will facilitate the completion of the Cabrini redevelopment in the NNRA, and afford much needed racially and economically integrated public housing as relief for

---

<sup>13</sup> Housing choice vouchers may be used in Chicago, its suburbs, elsewhere in Illinois, or in another state. Every family that opts for a voucher has access to mobility counseling to encourage them to live in an opportunity area that is not racially impacted, though families may select housing in racially impacted areas because freedom of choice is central to the voucher program.

the plaintiffs, the parties urge the Court to enter the proposed agreed order.

/s/Thomas E. Johnson  
One of the Attorneys for the CHA

/s/ Alexander Polikoff  
One of the Attorneys for Plaintiffs

SCOTT W. AMMARELL  
General Counsel  
Chicago Housing Authority  
60 East Van Buren Street, 12<sup>th</sup> Floor  
Chicago, IL 60606  
(312) 913-7060

JULIE ELENA BROWN  
ALEXANDER POLIKOFF  
Business and Professional People  
for the Public Interest  
25 East Washington Street, #1515  
Chicago, Illinois 60602  
(312) 641-557

*Attorneys for the Plaintiffs*

THOMAS E. JOHNSON  
JEFFREY GILBERT  
Johnson, Jones, Snelling Gilbert & Davis  
36 South Wabash, Suite 1310  
Chicago, IL 60603  
(312) 578-8100

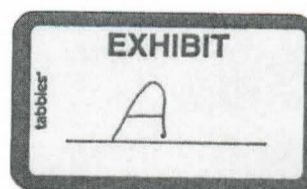
*Attorneys for the CHA*

### DECLARATION OF KATHY CAISLEY

Kathy Caisley, being first duly sworn on oath and having knowledge of the facts set forth herein, states as follows:

1. I am currently the Chicago Housing Authority ("CHA") Rental Assistance Demonstration ("RAD") Program Manager. I was promoted to this position on April 22, 2015. Prior to serving in this capacity, I was the Development Manager responsible for the planning and execution of redevelopment activities in the Near North Revitalizing Area ("NNRA") on and near the old CHA Cabrini-Green public housing development. As such, I am personally familiar with the history of development and plans for development in the NNRA area. I hold a Master's degree in Urban Planning and Policy from the University of Illinois at Chicago, and have over eighteen years of experience in community and economic development. Prior to my position at the CHA, I spent eleven years at the City of Chicago's Department of Planning and Development, and four years working in community development lending for three different community development financial institutions.

2. The original Cabrini-Green public housing development ("Cabrini") was located on approximately 70 acres on the Near North side of Chicago. It consisted of 23 high-rise and mid-rise buildings with 3020 apartments (1921 public housing apartments in the Cabrini Extension North and South sections between Division Street and Chicago Avenue and 1099 public housing apartments in the William Green Homes north of Division Street), and the low-rise Cabrini Rowhouses (586 public housing units between Oak Street and Chicago Avenue). A map showing the configuration of Cabrini, prior to redevelopment, is Exh. 1 hereto. Before redevelopment, Cabrini was severely under-occupied, in serious disrepair, and threatened with violence and



crime. Based on physical inspections, the U.S. Department of Housing and Urban Development (“HUD”) determined that all of the Cabrini high-rise and mid-rise buildings were no longer viable under 42 U.S.C. §1437z-5, and prohibited any further CHA investment in those buildings, including their rehabilitation.

3. In 1994, CHA secured one of the country’s first HOPE VI grants, awarded under the HOPE VI statute (42 U.S.C. §1437v). CHA proposed to use the grant to demolish the existing dilapidated housing at Cabrini Extension North and to develop mixed-income housing on that site. A great deal of litigation ensued, and the *Gautreaux v CHA* court entered various orders permitting CHA to redevelop areas on and near the old Cabrini development, under particular conditions. The map that is Exh. D to the Joint Motion of Plaintiffs and the Chicago Housing Authority to Expand the Near North Revitalizing Area and for other relief (“Joint Motion”) sets out the geographic areas currently set aside for the redevelopment, in accordance with this Court’s previous orders in 1997 and 2000, identified as “the 1997 Revitalizing Area”, the “2000 Revitalizing Area”, and the “General Area Identified, Old Tracts 806/807”. To date, CHA and its developers (selected with input from the Cabrini public housing tenants and the *Gautreaux* plaintiffs) have built or secured 2,282 units of housing which are now occupied, including 434 units of public housing in mixed-income sites within the Cabrini redevelopment area, and 254 affordable (rental and home ownership) units. The affordable rental units were built with tax credits for families whose income is below 60% of the area median. The home ownership units have different funding sources and sometimes are available to families with

incomes up to 120% of the area median income.<sup>1</sup> In addition, CHA has rehabilitated 146 Rowhouse public housing units. Exhibit 2 hereto is a map of the Near North area that shows the existing mixed-income developments and the rehabilitated Rowhouses.

4. Under the terms of the *Cabrini-Green Local Advisory Council v Chicago Housing Authority, et al.*, 96 C 6949 consent decree (“Cabrini consent decree”), approved by the *Gautreaux* court, CHA was obligated to develop 700 units of replacement public housing at sites identified in the Cabrini consent decree. Four hundred thirty-four replacement public housing units have been built and occupied. CHA is currently planning the construction of the remaining 266 units of public housing that will fulfill its 700 public housing unit commitment under the Cabrini consent decree. Thirty-six public housing units will come on line with Phase IIB of Parkside of Old Town (“Parkside”), which closed during the summer of 2014 and is now under construction, and fifty-five more with Phase III of that project. Another twenty-six public housing units are anticipated under a pending development project at Clybourn and Division. The remaining 150 public housing units will be acquired or built on the approximately 20 acres comprised of parcels located at: a) Oak and Larrabee Streets; b) Halsted and Division Streets (the Ogden Right of Way site); and c) Clybourn and Larrabee Streets (the Near North High School site), all of which are in areas that have previously been approved as Revitalizing Areas. CHA estimates that 185 public housing units will be developed on these three sites, providing more than the 150 units needed to reach the required 700 public housing units.

---

<sup>1</sup> Not all of the development in the NNRA is subject to a requirement that 30% of the units must be public housing. A number of the public housing units were acquired from private developers where the percentage mix of public housing units is different, e.g. at the Domain Lofts (among other locations) where the 16 public housing units represent only 10% of the total residential units.

5. In addition to this mixed-income development activity (the 434 public housing units built and occupied and the 117 public housing units under construction or on their way to a closing), CHA has completed the rehabilitation of 146 Rowhouse units, and 138 of these units are currently occupied.

6. CHA has demolished the dilapidated buildings on the former Cabrini Extension South and William Green sites and relocated those residents, freeing up significant land for development. CHA will have approximately 65 acres of land available on which to build additional replacement public housing units as part of mixed-income development, separate from the sites where housing has been built, is under construction or where projects are slated for closing.<sup>2</sup>

7. Working in conjunction with the Near North Working Group (composed of the City of Chicago, the Cabrini LAC, the *Gautreaux* plaintiffs, the local alderman and the CHA), as well as an outside urban planning firm (Urban Works, Ltd.), CHA has developed a Cabrini Development Zone Plan ("the Zone Plan"), which identifies anticipated commercial and residential uses for the large, 65 acre redevelopment site, with appropriate use restrictions for each sub-area, available acreages and suggested densities. The original plan was released to the general public for comment and filed with this Court as well, with community meetings held in February of 2014. CHA, working in consultation with the Near North Working Group, considered the public comments as well as the views of the Working Group members, among others, and revised the plan during 2014 in order to create the current version of the Cabrini Development Zone Plan,

---

<sup>2</sup> This area includes the former Cabrini Extension South and Green Homes sites, the Rowhouse site, and lots acquired at 515 W. Oak, 1425 N. Clybourn, at Clybourn and Mohawk, at Chicago and Hudson, and a site on Orleans Street.

which will be the basis on which CHA issues Requests for Proposals from developers interested in developing the available parcels. *Id.*<sup>3</sup> A schematic of the Zone Plan is Exh. 3 hereto.

8. CHA's current Zone Plan requires that developers build no more than 30% public housing units on those parcels identified in the Cabrini consent decree. The income mix on these tracts will then include 20% affordable units and 50% market units. No additional public housing units can be developed there without an amendment of the Cabrini consent decree and the *Gautreaux* Court's September 12, 2000 order approving that decree. On the balance of the parcels available in the existing and proposed Revitalizing Areas, CHA's current Zone Plan calls for an income mix of one-third public housing units, one-third affordable units and one-third market units, except that CHA will seek 40% public housing (and 15% affordable housing) on the site of the unrehabilitated Rowhouses. The Zone Plan thus calls for 930 additional public housing units (in addition to the 434 mixed-income public housing units already built and occupied, the 117 public housing units under construction or targeted for closing, and the 146 rehabilitated Rowhouse public housing units), for a total of 1,627 public housing units.<sup>4</sup> A listing of these proposed 930 additional units, as well as the existing units and those under construction or planned is Exh. 4 hereto. The Zone Plan also calls for 868 affordable units (in addition to the 254 already built and occupied), for a total of 1,122 affordable units, and 1,054 market units (in

---

<sup>3</sup> The details of the Development Zone Plan may well be amended as development goes forward inasmuch as there are many exigencies that can have an effect on development, as this Court well knows.

<sup>4</sup> These public housing figures do not include CHA scattered site, housing choice voucher, and PRA units (where CHA attaches a project based voucher to an existing residential unit) located on the Near North side nearby but outside the Revitalizing Areas. Currently, there are at least 398 of these units within the boundaries of Halsted and State Streets, and North and Chicago Avenues. Nor does it include the CHA senior units in the area.

addition to the 1,475 market units already built and occupied), for a total of 2,529 market units.

9. The foregoing numbers represent the minimum number of mixed-income public housing units CHA seeks to bring back in the NNRA. CHA will seek to develop additional public housing units on the site of the NNRA, if such additional units can be financed, developed and managed effectively. In each of the three RFPs CHA intends to issue for the NNRA site, CHA will indicate that any proposal delivering more than the minimum percentage of public housing shall be accorded more favorable treatment in scoring the RFP responses than a proposal limited to 30% or one-third public housing. No proposal, however, may include more than 40% public housing in its mix. CHA reserves the right to make the final decision on all developers and development proposals<sup>5</sup>.

10. It is imperative that CHA be permitted to use project-based vouchers supported by CHA's PRA program (with at least a twenty-year subsidy commitment) or funded under the Rental Assistance Demonstration program recently introduced by HUD in providing public housing families with replacement housing in the NNRA, as these programs maximize operating funds for these units, and preserve much needed capital dollars for other CHA projects<sup>6</sup>.

11. In the Rowhouse area, 146 low-rise units, out of the 586 total Rowhouse units, have been rehabilitated and occupied by public housing families. CHA has no current plans to change those units. Those Rowhouse units not rehabilitated are currently vacant. The Rowhouse area, as

---

<sup>5</sup> In order to set accord such favorable treatment in the RFP, CHA must seek and obtain an amendment to the Cabrini consent decree and this Court's September 12, 2000 order approving the decree and authorizing the development of the units required by the consent decree. Should the Court enter the proposed agreed order, CHA intends to do so.

<sup>6</sup> For those parcels governed by the Cabrini consent decree, this will require a modification of that decree.

a whole, should be part of the larger mixed-income development at and near the former Cabrini site, with economic integration of families at the site. The entire Rowhouse area is therefore included within the NNRA CHA is proposing. CHA will demolish the 440 vacant Rowhouses and seek to replace them with a development that is 40% public housing and 15% affordable housing, with the balance market rate housing, if such a plan, in CHA's judgment, is feasible.

12. CHA seeks to expand the existing NNRA area to add the geographic area identified on the map that is Exh. D to the Joint Motion as the "Proposed 2015 Revitalizing Area". This area is adjacent to sizable and successful CHA mixed-income developments at North Town Village (313 units with 79 public housing and 52 affordable units), Parkside of Old Town (486 units with 146 public housing and 121 affordable units), Old Town Square (386 units with 82 public housing units), River Village North (401 units with 55 public housing and 39 affordable units), Orchard Park (54 units with 13 public housing units); Renaissance North (59 units with 18 public housing and 12 affordable units); Mohawk North (107 units with 21 public housing and 3 affordable units) and the Domain Lofts (with 16 public housing units), among others. These developments are all economically and racially integrated. The neighborhood has seen substantial commercial development, including the shopping center at Clybourn and Division, and the large Target store on the north side of Division Street. All of the main streets (North Avenue, Division Street, Chicago Avenue, as well as Clybourn Avenue) are vibrant economic engines. Market real estate development is also once again proceeding at a fast pace adjacent to the proposed 2015 Revitalizing Area. Further, public improvements include an expanded Seward Park, the Jesse White Center (for recreation and youth programs) on Chicago Avenue, a newly renovated Jenner School, the expansion of the Walter Payton High School, as well as a new police station, and a

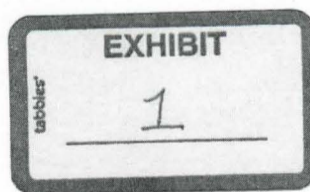
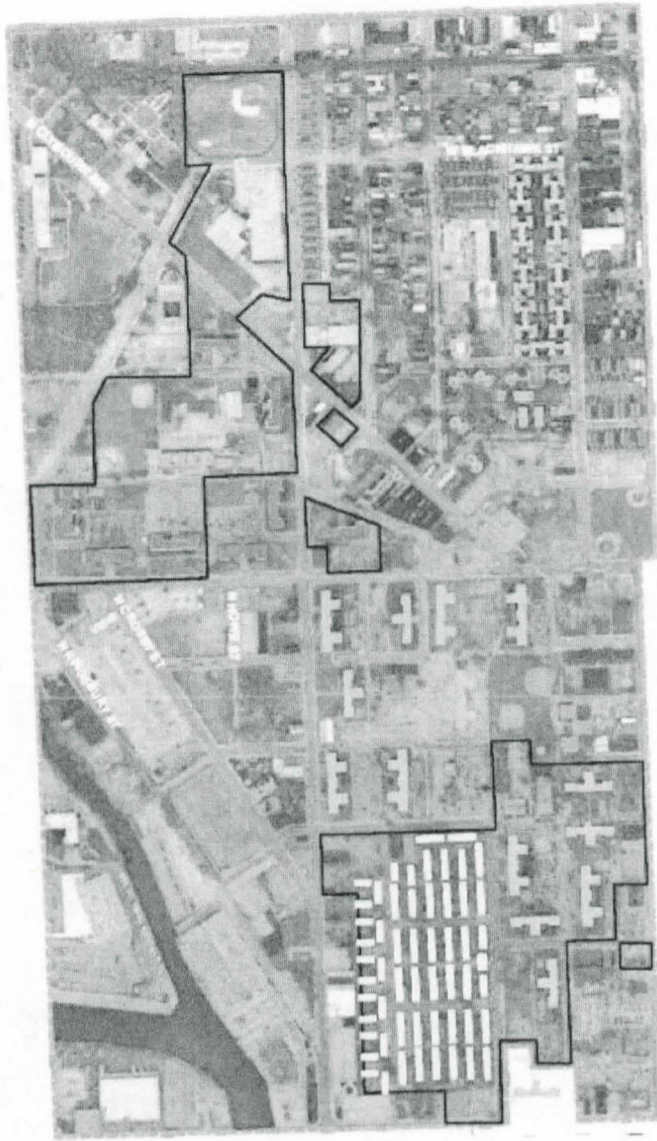
new public library on Division Street. The neighborhood includes two family health centers and is well served by public transportation. The proposed additional area will permit CHA to continue the mixed-income development that has been completed and is now underway in this area of the City.

13. Currently, there are 138 families living at the Cabrini Rowhouses in rehabilitated units. CHA currently has no plans to move these families or modify these Rowhouses. In addition to these 138 families currently living at the last remaining part of Cabrini, there are now only 178 families who: 1) were relocated from the Rowhouses, Cabrini Extension North and South, as well as the William Green Homes, who have not yet had their "right to return" satisfied under the Relocation Rights Contract and the Cabrini consent decree; or 2) who were housed at non-Cabrini developments and have elected, under the Relocation Rights Contract, to be housed in the Near North area, as part of the CHA's Plan for Transformation. It is unlikely that all of the relocated families will seek to return to the Near North area, but even if they do, there will be enough units developed in the NNRA to house them, as well as those other CHA families who, as of this date, have elected to live in the Near North area.

Signed under penalties of perjury.

/s/ Kathy Caisley

## Cabrini Green Pre-2000 Aerial Map



Cabrini Green Existing Conditions Map

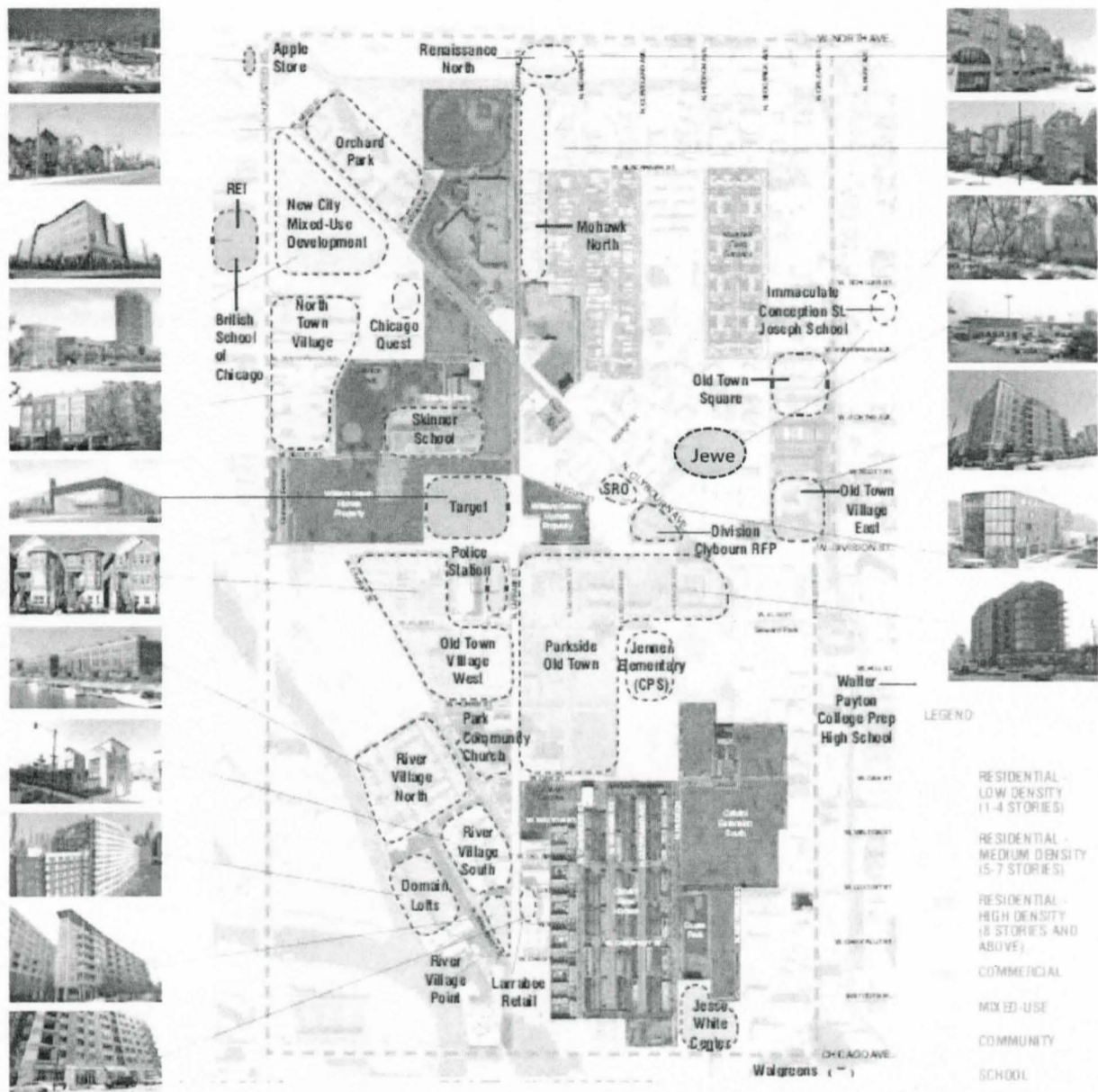
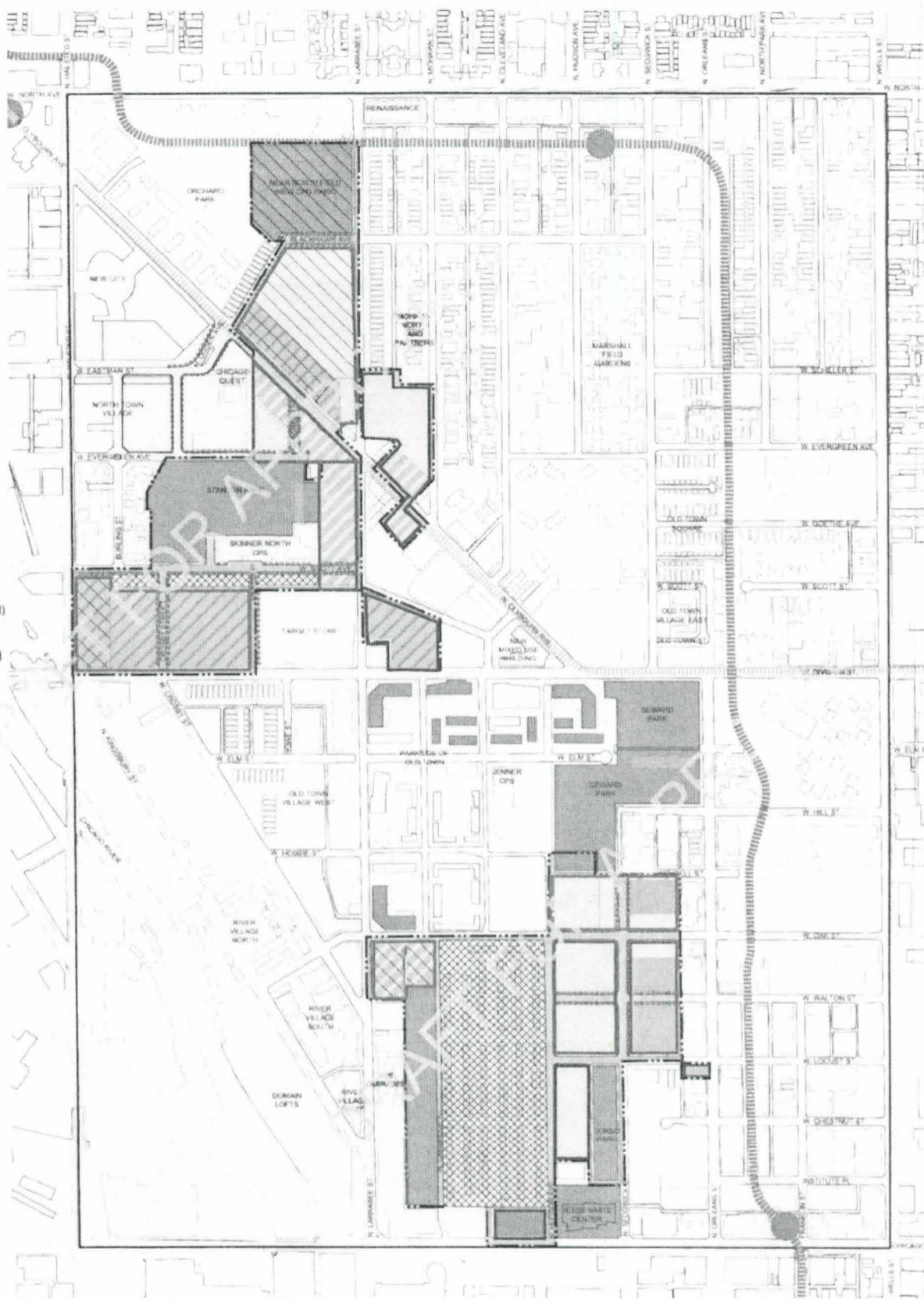


EXHIBIT  
2



3

tablets

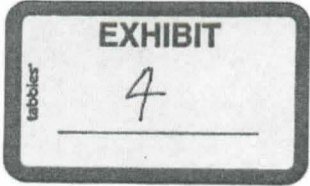
COMPLETED UNITS		
DEVELOPMENT NAME	PUBLIC HOUSING	CONSENT DECREE
Mohawk North - CD	16	16
North Town Village I - CD	39	39
Mohawk Partners - CD	5	5
North Town Village II - CD	40	40
Renaissance North - CD	18	18
Old Town Square - CD	16	16
Orchard Park - CD	13	13
Old Town Village East I - CD	12	12
Old Town Village East II - CD	16	16
Old Town Village West - CD	38	38
Domain Lofts - CD	16	16
River Village North - CD	25	25
River Village South - CD	18	18
Parkside Phase IA - Condo - CD	72	72
The Larrabee (865 N. Larrabee) - CD	4	4
Parkside Phase IB - Rental - CD	35	35
River Village Pointe (864 N. Larrabee) - CD	12	12
Parkside Phase IIA Rental - CD	39	39
Rehabbed Rowhouses	146	-
Subtotal Completed Units	580	434

UNITS IN PLANNING/UNDER CONSTRUCTION		
Parkside IIB - CD	36	36
Parkside III - CD	55	55
Clybourn & Division - CD	26	26
Subtotal Units in Planning	117	117

UNITS IN DZP (Estimated)		
Oak & Larrabee - CD	29	29
Rowhouses	155	-
Chicago Ave west of Jesse White	23	-
NE Corner of Oak & Hudson	19	-
Oak/Hudson/Sedgwick/Locust	42	-
Durso Park Swap	18	-
NE Corner of Oak & Sedgwick	20	-
Oak Frontage -mid-block	10	-
Oak/Sedgwick/Locust	49	-
Locust & Orleans	3	-
Halsted/Division- CD	43	43
Division - west of Target	175	-
Division/Larrabee	105	-
NW Corner of Larrabee & Scott	42	-
Clybourn & Larrabee - west side	28	-
NNHS - CD	113	113
North of Stanton Park, west of Evergreen	9	-
Clybourn/Mohawk	20	-
Larabee to Mohawk, North of Clybourn	27	-
Subtotal Units in DZP	930	185

TOTAL	1,627	736
-------	-------	-----

\*UNIT MIX 30% CHA/20% AFFORDABLE/50% MARKET RATE FOR CONSENT DECREE PARCELS  
AND 33.3% CHA/33.3% AFFORDABLE/33.3% MARKET RATE FOR ALL OTHER PARCELS



UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF ILLINOIS

Michael W. Dobbins  
CLERK

Office of the Clerk

Thomas Edward Johnson  
Johnson, Jones, Snelling & Gilbert  
36 South Wabash Street  
Suite 1310  
Chicago, IL 60603

-----  
Case Number: 1:66-cv-01459

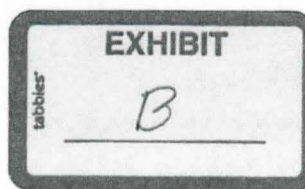
Title: Gautreaux v. Chgo Housing Auth

Assigned Judge: Honorable Marvin E. Aspen

MINUTE ORDER of 11/6/97 by Hon. Marvin E. Aspen : Joint  
motion for an order designating a near north revitalizing  
area [0-1] and authorizing the acquisition of public  
housing units therein granted. [0-2] Enter Agreed Order.  
Mailed notice

This docket entry was made by the Clerk on November 7, 1997

ATTENTION: This notice is being sent pursuant to Rule 77(d) of the  
Federal Rules of Civil Procedure or Rule 49(c) of the Federal  
Rules of Criminal Procedure. It was generated by ICMS,  
the automated docketing system used to maintain the civil and  
criminal dockets of this District. If a minute order or  
other document is enclosed, please refer to it for  
additional information.





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

DOROTHY GAUTREAUX, et al.,	)	
	)	
Plaintiffs,	)	
v.	)	
	)	66 C 1459
	)	66 C 1460
CHICAGO HOUSING AUTHORITY, et al.	)	
	)	
Defendants.	)	

**AGREED ORDER**

This matter coming to be heard on the Joint Motion of the Plaintiffs and the Defendant Chicago Housing Authority for an order Designating a Near North Revitalizing Area and Authorizing the Acquisition of Public Housing Units Therein; 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 cognizant that the circumstances described in the Joint Motion and supporting affidavit evidence revitalizing activity in the affected census tracts such that designation as a Revitalizing Area is appropriate; and

The Court being of the view that the aforementioned circumstances evidence a substantial likelihood that plaintiff class families will be provided desegregated housing opportunities if the terms and conditions of this order are met;

Now, therefore, IT IS HEREBY ORDERED :

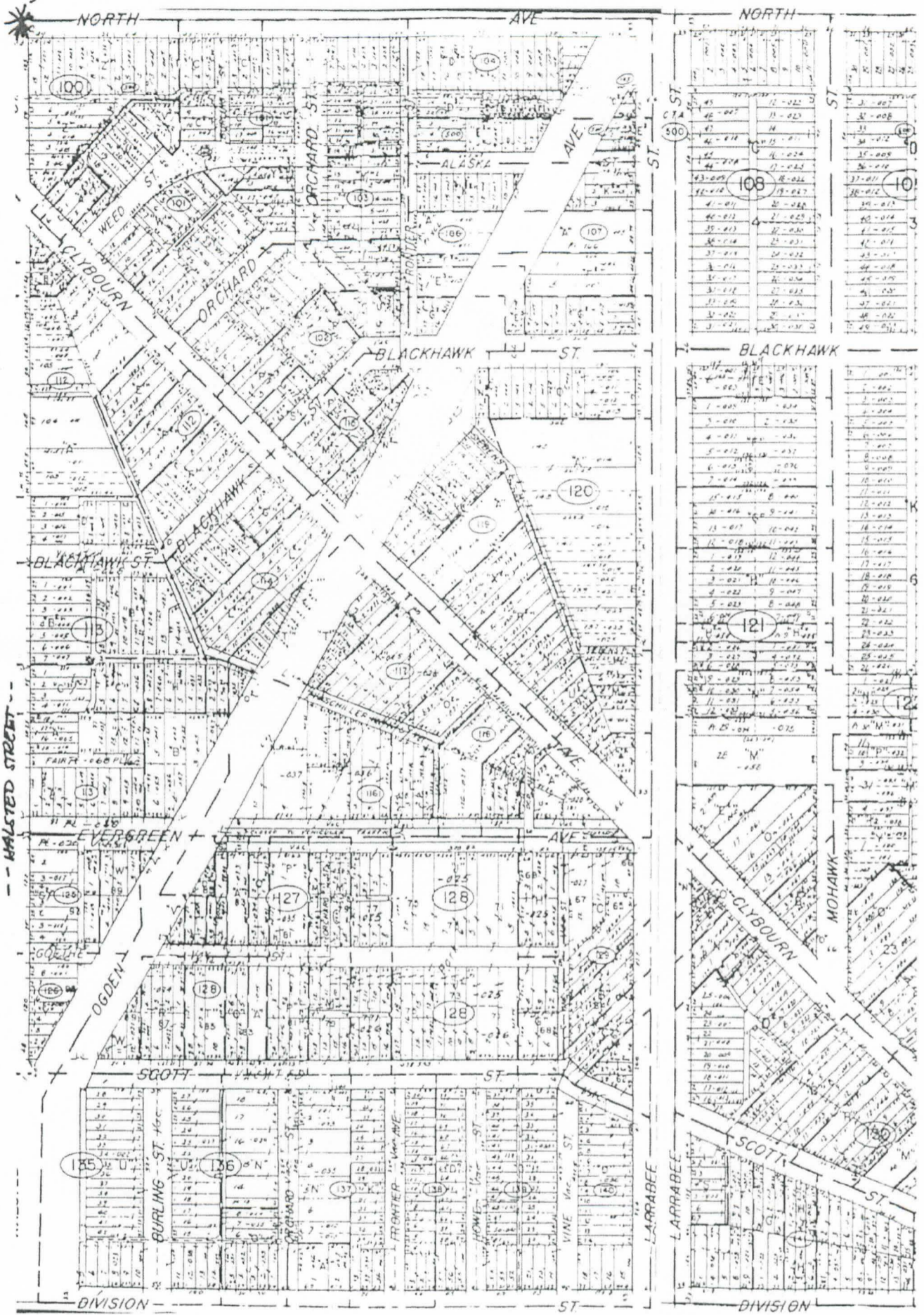
1. The portion of the City of Chicago described on Exhibit A hereto is designated the Near North Revitalizing Area ("NNRA");
2. CHA shall be authorized to arrange for the acquisition of leasehold interests in, and HUD shall be free to provide funding for, approximately 250 privately developed units on four (4) sites within the NNRA, known as Halsted North, Mohawk North, Larrabee North and Orchard Park (each as located on Exhibit A), for sublease to public housing families, provided that on each of the aforementioned sites, the public housing units shall account for no more than 30% of the total number of units developed on each site; and
3. None of the arguments presented in connection with the granting of this Order, nor the decision to seek or grant this Order, shall be used by the parties in connection with the pending litigation, nor shall any arguments by either party in the pending litigation be waived or estopped by the arguments presented in connection with the granting of this Order or the decision to seek or grant this Order.

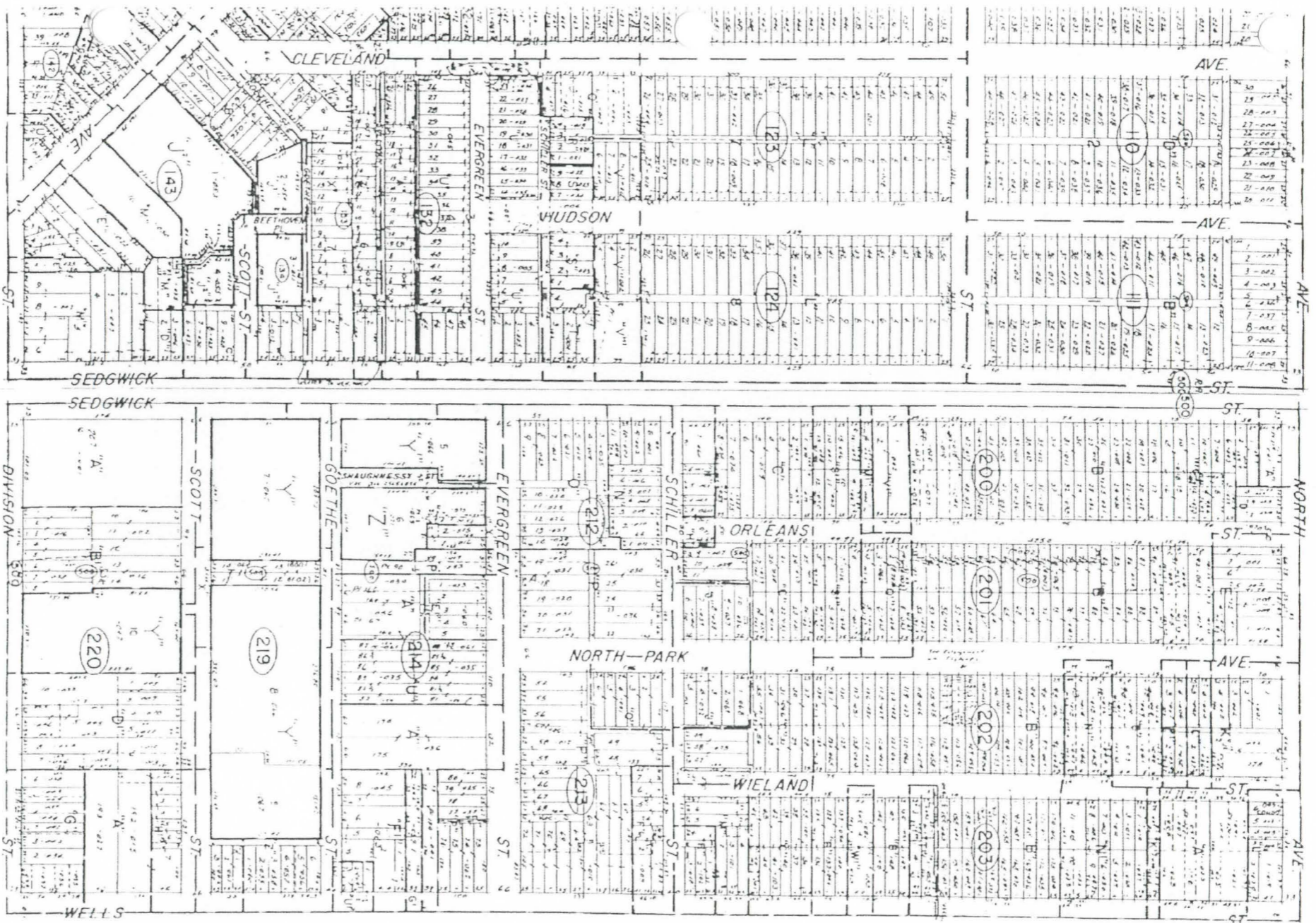
ENTER:

*James Z. Cooper*

11/6 Date: , 1997

Beginning Point





Minute Order Form (06/97)

## United States District Court, Northern District of Illinois

Name of Assigned Judge or Magistrate Judge	Marvin Aspen	Sitting Judge if Other than Assigned Judge	
CASE NUMBER	66 C 1459	DATE	9/12/2000
CASE TITLE	Gautreaux,etal vs. CHA,etal		

[In the following box (a) indicate the party filing the motion, e.g., plaintiff, defendant, 3rd party plaintiff, and (b) state briefly the nature of the motion being presented.]

## MOTION:

--

## DOCKET ENTRY:

- (1) ☐ Filed motion of [ use listing in "Motion" box above.] \_\_\_\_\_
- (2) ☐ Brief in support of motion due \_\_\_\_\_.
- (3) ☐ Answer brief to motion due \_\_\_\_\_. Reply to answer brief due \_\_\_\_\_.
- (4) ☐ Ruling/Hearing on \_\_\_\_\_ set for \_\_\_\_\_ at \_\_\_\_\_.
- (5) ☐ Status hearing[held/continued to] [set for/re-set for] on \_\_\_\_\_ set for \_\_\_\_\_ at \_\_\_\_\_.
- (6) ☐ Pretrial conference[held/continued to] [set for/re-set for] on \_\_\_\_\_ set for \_\_\_\_\_ at \_\_\_\_\_.
- (7) ☐ Trial[set for/re-set for] on \_\_\_\_\_ at \_\_\_\_\_.
- (8) ☐ [Bench/Jury trial] [Hearing] held/continued to \_\_\_\_\_ at \_\_\_\_\_.
- (9) ☐ This case is dismissed [with/without] prejudice and without costs[by/agreement/pursuant to]  
☐ FRCP4(m) ☐ General Rule 21 ☐ FRCP41(a)(1) ☐ FRCP41(a)(2).
- (10) ☒ [Other docket entry] The CHA defendants' motion to approve the consent decree entered in Cabrini LAC v. CHA,etal, No. 96 C 6949, and to permit the Cabrini LAC and the City of Chicago to intervene is granted. Enter agreed order. Enter Consent Decree.
- (11) ☒ [For further detail see order attached to the original minute order.]

<input checked="" type="checkbox"/>	No notices required, advised in open court.	FILE 00 S tabbler <b>EXHIBIT</b> C Date/time received in central Clerk's Office	number of notices	Document Number
<input type="checkbox"/>	No notices required.		date docketed	
<input type="checkbox"/>	Notices mailed by judge's staff.		docketing deputy initials	
<input type="checkbox"/>	Notified counsel by telephone.		date mailed notice	
<input type="checkbox"/>	Docketing to mail notices.		mailing deputy initials	
<input type="checkbox"/>	Mail AO 450 form.			
<input type="checkbox"/>	Copy to judge/magistrate judge.			
GL	courtroom deputy's initials			

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

DOROTHY GAUTREAUX, et al.,  
Plaintiffs,

-vs-

CHICAGO HOUSING AUTHORITY, et al.,  
Defendants.

)  
)  
)  
)  
)  
)

No. 66 C 1459

Hon. Marvin E. Aspen

DOCKETED  
SEP 14 2000

AGREED ORDER

This matter having come before the Court on CHA's Motion to Approve the Consent Decree Entered in Cabrini LAC v. CHA, et al., 96 C 6949 and to Permit the Cabrini LAC and the City of Chicago to Intervene, the Motion being supported by the Cabrini LAC, the Gautreaux plaintiffs, the Receiver and the City of Chicago and the Court having found, in accordance with Federal Rule of Civil Procedure 24(a)(2), that both the Cabrini LAC and the City of Chicago have interests relating to the redevelopment of the Cabrini-Green public housing development which is, in part, the subject of this action and are so situated that the disposition of this action may as a practical matter impair or impede the Cabrini LAC and the City of Chicago's ability to protect their respective interests, IT IS HEREBY ORDERED THAT:

1. The Consent Decree entered in Cabrini LAC v. CHA, et al., 96 C 6949, is hereby approved, as required by Section XI of the Decree.
2. The Cabrini LAC and the City of Chicago are hereby granted the right to intervene in this litigation for the limited purpose of allowing these parties to participate fully in any motion filed in this litigation pursuant to paragraph I(F) of the Consent Decree entered in Cabrini LAC v. CHA, et al., 96 C 6949.

Dated: 9/12/00

  
United States District Judge

## United States District Court, Northern District of Illinois

Name of Assigned Judge or Magistrate Judge	Marvin Aspen	Sitting Judge if Other than Assigned Judge	
CASE NUMBER	66 C 1459	DATE	9/12/2000
CASE TITLE	Gautreaux,etal vs. CHA,etal		

[In the following box (a) indicate the party filing the motion, e.g., plaintiff, defendant, 3rd party plaintiff, and (b) state briefly the nature of the motion being presented.]

## MOTION:

## DOCKET ENTRY:

- (1) ☐ Filed motion of [ use listing in "Motion" box above.]
- (2) ☐ Brief in support of motion due \_\_\_\_\_.
- (3) ☐ Answer brief to motion due \_\_\_\_\_. Reply to answer brief due \_\_\_\_\_.
- (4) ☐ Ruling/Hearing on \_\_\_\_\_ set for \_\_\_\_\_ at \_\_\_\_\_.
- (5) ☐ Status hearing[held/continued to] [set for/re-set for] on \_\_\_\_\_ set for \_\_\_\_\_ at \_\_\_\_\_.
- (6) ☐ Pretrial conference[held/continued to] [set for/re-set for] on \_\_\_\_\_ set for \_\_\_\_\_ at \_\_\_\_\_.
- (7) ☐ Trial[set for/re-set for] on \_\_\_\_\_ at \_\_\_\_\_.
- (8) ☐ [Bench/Jury trial] [Hearing] held/continued to \_\_\_\_\_ at \_\_\_\_\_.
- (9) ☐ This case is dismissed [with/without] prejudice and without costs[by/agreement/pursuant to]  
☐ FRCP4(m) ☐ General Rule 21 ☐ FRCP41(a)(1) ☐ FRCP41(a)(2).
- (10) ☒ [Other docket entry] Joint motion of plaintiffs, Defendant CHA, and the Receiver for an order reclassifying census tracts 0806 and 0807 as General Areas, designating an expanded Near-North Revitalizing Area and authorizing development of public housing units therein is granted. Enter agreed order.
- (11) ☒ [For further detail see order attached to the original minute order.]

<input checked="" type="checkbox"/> No notices required, advised in open court. <input type="checkbox"/> No notices required. <input type="checkbox"/> Notices mailed by judge's staff. <input type="checkbox"/> Notified counsel by telephone. <input type="checkbox"/> Docketing to mail notices. <input type="checkbox"/> Mail AO 450 form. <input type="checkbox"/> Copy to judge/magistrate judge.	courtroom deputy's initials  GL	CD-7 FILED FOR DOCKETING 00 SEP 14 AM 8:29	number of notices	Document Number
			date docketed	
			docketing deputy initials	
			date mailed notice	
			mailing deputy initials	
Date/time received in central Clerk's Office				

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

DOROTHY GAUTREAUX, et al.,

Plaintiffs,

v.

CHICAGO HOUSING AUTHORITY, et al.,

Defendants.

)  
)  
)  
)  
)  
)  
)  
)  
)  
)

66 C 1459

Hon. Marvin E. Aspen

AGREED ORDER

DOCKETED  
SEP 14 2000

This matter coming to be heard on the Joint Motion of the plaintiffs, the defendant Chicago Housing Authority and the Receiver for an Order reclassifying census tracts 0806 and 0807 as General Areas, designating an Expanded Near North Revitalizing Area and authorizing development of public housing units therein; 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 also being cognizant that on occasion it has permitted public or assisted housing to be provided in census tracts other than the General Public Housing Area upon a sufficient showing of "revitalizing" circumstances such that a responsible forecast of economic integration, with a longer term possibility of racial desegregation, could be made; and

The Court having determined that the circumstances described in the Joint Motion and attached affidavit justify a reclassification of census tracts 0806 and 0807

Limited to General and an expansion of the boundaries of the Near North Revitalizing Area as proposed in the Joint Motion; and

The Court being of the view that the aforementioned circumstances evidence a substantial likelihood that plaintiff class families will be provided desegregated housing opportunities if the terms and conditions of this order are met;

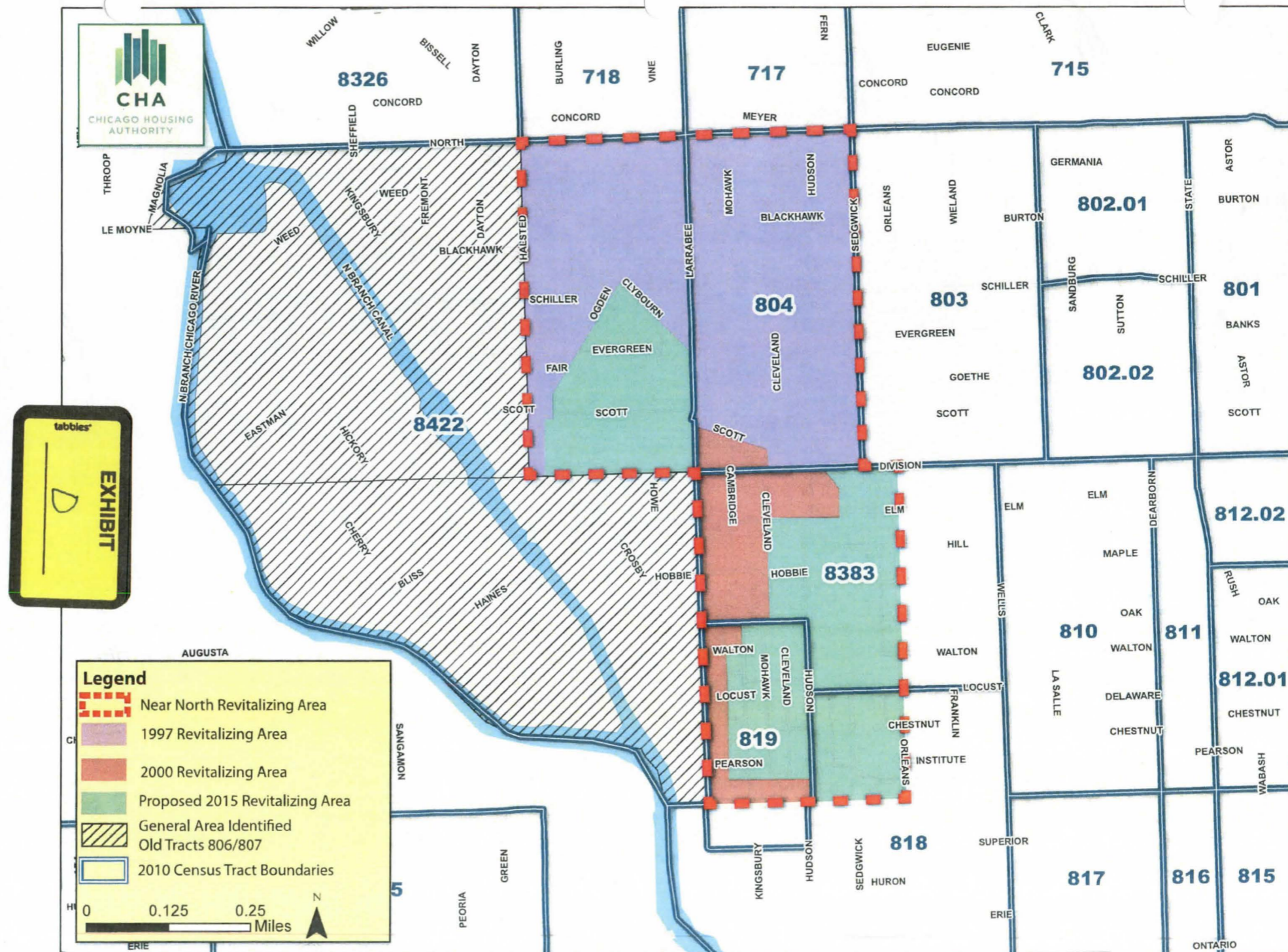
NOW, THEREFORE, IT IS HEREBY ORDERED:

1. Census tracts 0806 and 0807 of the City of Chicago are reclassified as General Area tracts;
2. The Near North Revitalizing Area is expanded to include the portion of the City of Chicago shown on Exhibit C of the Joint Motion;
3. The Receiver shall be authorized to arrange for the development within the existing and expanded Revitalizing Area of 700 public housing units, or such greater number as may be authorized by further order of this Court, by lease, new construction or otherwise. Pursuant to the consent decree entered in *Cabrini-Green LAC v. CHA and City of Chicago*, 96C6949, such public housing units shall account for no more than 30 percent of the total number of housing units in each development, except as otherwise permitted by the revised *Cabrini* consent decree.

ENTER:



Dated: September \_\_, 2000



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

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

**NOTICE OF MOTION**

TO: SEE ATTACHED SERVICE LIST

PLEASE TAKE NOTICE that on Thursday, August 6, 2015, at 10:30 a.m., or as soon as counsel may be heard, we 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 JOINT MOTION OF PLAINTIFFS AND CHICAGO HOUSING AUTHORITY TO: 1) EXPAND THE NEAR NORTH REVITALIZING AREA; 2) AUTHORIZE, SUBJECT TO STATED CONDITIONS, THE DEVELOPMENT OF ADDITIONAL PUBLIC HOUSING UNITS IN THIS AREA; AND 3) AMEND THE CHA TENANT SELECTION AND ASSIGNMENT PLAN.

/s/Thomas E. Johnson  
One of the Attorneys for CHA

Thomas E. Johnson  
Jeffrey B. Gilbert  
Johnson, Jones, Snelling, Gilbert & Davis  
36 S Wabash Ave., Suite 1310  
Chicago, IL 60603  
(312) 578-8100

**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 the electronic filing system on August 3, 2015.

/s/ Thomas E. Johnson

**SERVICE LIST**

*Gautreaux, et al. v. CHA, et al.*  
Case No. 66 C 1459

Alexander Polikoff  
Julie Elena Brown  
Business & Professional People for  
the Public Interest  
25 E. Washington St., Suite 1515  
Chicago, IL 60602  
(312) 641-5454 - fax

R. Elizabeth Rosenthal  
Richard M. Wheelock  
Lawrence Wood  
Lea Weems  
Legal Assistance Foundation of Chicago  
120 S. LaSalle Street, Suite 900  
Chicago, IL 60603

Constantine L. Trela, Jr.  
Richard F. O'Malley, Jr.  
Veena K. Gursahani  
Steven J. Horowitz  
William Bruce, Jr.  
Rachel Goldberg  
Sidley Austin LLP  
One South Dearborn Street  
Chicago, IL 60603

Christopher Wilmes  
Hughes, Socol, Piers, Resnick & Dym, Ltd.  
70 West Madison Street, Suite 4000  
Chicago, IL 60602