



STRIVE FOR EQUITY

September 10, 2019

Honorable Marvin E. Aspen
Northern District of Illinois, Eastern Division
219 S. Dearborn Street
Chambers Room 2578
Chicago, IL 60604

66-cv-1459
FILED

SEP 13 2019

Judge Marvin E. Aspen
United States District Court

Re: Gautreaux v. CHA

Dear Judge Aspen,

On behalf of the Gautreaux plaintiffs and the CHA, we write to inform you of an agreement between the parties regarding the next phase of Parkside development on the former Cabrini Green site. This next phase is planned to be three mixed income rental buildings, one midrise and two lowrise buildings, totaling 102 units, of which 35 will be for CHA families. For a number of financial reasons, and to fulfill the developer's contractual commitment to CHA to provide an agreed number of CHA units for larger families at this site, the parties have agreed that the midrise rental building may contain an unusually large number of such units. The building, to be located on the southeast corner of Larrabee Street and Elm Street, will have a total of 69 units, of which 24 will be CHA units, 20 will be other affordable rental units, and 25 will be market rate rental units. Fifteen of the 20 three bedroom units in the building and 1 four bedroom unit will be set aside for CHA families.

As you know, under the Gautreaux Settlement Agreement, several Court Orders governing Cabrini Green remain in place. One of those orders, the Revitalizing Order of September 24, 2015, contains restrictions on units for CHA families above the third floor at the Cabrini site. While the plan described above meets a number of the restrictions, it does not comport with two of them, namely 1) that units with three or more bedrooms cannot be more than 20% of the total number of units in the building, and 2) that CHA units cannot be more than one third of the total number of units in the building. In this case, 30% of the units have three or more bedrooms and CHA units comprise 35% of the units in the building. Nevertheless, the parties agree that in order to move ahead with long-delayed development and to assist the developer in fulfilling its CHA commitments, the best course is to move ahead with this building as it is described above. With fewer CHA units the developer was not able to obtain the financing needed to begin construction of this phase. The CHA, development team, Cabrini Local Advisory Council and Gautreaux plaintiffs' counsel have all discussed this matter and all are in agreement with the proposed plan.

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Because the Cabrini orders remain in effect even in the post-Settlement period, we wanted to be sure to inform you of this departure from the strict requirements of the 2015 Order. Further, in the event there are subsequent agreed upon changes to the Gautreaux Settlement Agreement or Court Orders governing Cabrini, Gautreaux plaintiffs and CHA will of course inform the Court in writing. Should the Court desire us to do so, we are prepared to appear before you to present this agreement formally.

Sincerely,

/s/ Julie Elena Brown

One of the Attorneys for Gautreaux
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cc: Mr. Richard Wheelock
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