

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

DOROTHY GAUTREAUX, et al.,

Plaintiffs,

vs.

CHICAGO HOUSING AUTHORITY, et al.,

Defendants.

Docket No. 66 C 1459

Chicago, Illinois
September 15, 2011
10:30 o'clock a.m.

TRANSCRIPT OF PROCEEDINGS - MOTION
BEFORE THE HONORABLE MARVIN E. ASPEN

APPEARANCES:

For the Plaintiffs:

BUSINESS & PROFESSIONAL PEOPLE FOR
THE PUBLIC INTEREST

BY: MR. ALEXANDER L. POLIKOFF
MS. JULIE ELENA BROWN

25 East Washington Street, Suite 1515
Chicago, IL 60603
(312) 641-5570

For the Defendants:

CHICAGO HOUSING AUTHORITY

BY: MR. SCOTT WILLIAM AMMARELL

60 East Van Buren Street, 12th Floor
Chicago, IL 60605
(312) 913-7116

Court Reporter:

MS. CAROLYN R. COX, CSR, RPR, CRR, FCRR
Official Court Reporter

219 S. Dearborn Street, Suite 1854-B
Chicago, Illinois 60604
(312) 435-5639

1 APPEARANCES CONTINUED:

2

3 For the Lakefront
4 Community
5 Organization:LEGAL ASSISTANCE FOUNDATION OF CHICAGO
BY: MR. RICHARD M. WHEELLOCK
111 West Jackson Boulevard, Third Floor
Chicago, IL 60604
(312) 341-1070

6

7 For The Habitat
8 Company:MILLER SHAKMAN & BEEM LLP
BY: MR. EDWARD W. FELDMAN
180 North LaSalle Street, Suite 3600
Chicago, IL 60601
(312) 263-3700

9

10 For Cabrini-Green
11 Local Advisory
12 Council:LEGAL ASSISTANCE FOUNDATION OF
METROPOLITAN CHICAGO
BY: MS. R. ELIZABETH ROSENTHAL
111 West Jackson Boulevard, Suite 300
Chicago, IL 60604
(312) 347-8368

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10:30:44 1 (The following proceedings were had in open court:)

10:30:44 2 THE CLERK: 66 C 1459, Gautreaux v. CHA.

10:35:50 3 MR. AMMARELL: Good morning, your Honor; Scott

10:35:52 4 Ammarell on behalf of the Chicago Housing Authority.

10:35:54 5 MR. POLIKOFF: Good morning, your Honor; Alex

10:35:56 6 Polikoff for the plaintiffs and Julie Brown from our office as
10:36:02 7 well.

10:36:02 8 MR. WHEELLOCK: Good morning, your Honor; Richard

10:36:04 9 Wheelock on behalf of Cabrini-Green.

10:36:06 10 MS. ROSENTHAL: Good morning, your Honor; Elizabeth

10:36:06 11 Rosenthal on behalf of the Cabrini-Green Local Advisory

10:36:08 12 Council.

10:36:08 13 MR. FELDMAN: Good morning, your Honor; Edward

10:36:10 14 Feldman on behalf of The Habitat Company in its capacity as

10:36:14 15 control of development manager.

10:36:16 16 THE COURT: All of the usual suspects are present.

10:36:18 17 MR. AMMARELL: Yes, we are, your Honor.

10:36:20 18 THE COURT: Proceed.

10:36:20 19 MR. AMMARELL: First of all, thank you for seeing us

10:36:22 20 this morning. The purpose of our being here is to report on

10:36:26 21 the status of a series of discussions that were held between

10:36:30 22 all of the stakeholders and interested parties, including all

10:36:34 23 the parties that are present today, following your suggestion

10:36:36 24 that we meet to discuss the future of the Cabrini-Green row

10:36:42 25 houses which is a separate property from the rest of the

10:36:44 1 Cabrini-Green development.

10:36:46 2 Following that suggestion, we conducted a series of
10:36:48 3 meetings with all of the stakeholders during which we
10:36:52 4 discussed everybody's position on what the future of the row
10:36:56 5 houses should be. Specifically we discussed the residents'
10:37:00 6 position which was to bring the property back and maintain the
10:37:04 7 property as a hundred percent public housing, we discussed
10:37:10 8 BPI's position which was suggestive of a change in the
10:37:12 9 thinking and to bring the property and create a mixed income
10:37:16 10 community at the property. We also discussed Habitat's
10:37:20 11 position, and at that time, they were the receiver for the CHA
10:37:22 12 and now they are the development manager.

10:37:24 13 We also discussed one of the -- what I think is one
10:37:28 14 of the key factors which is the prior statements of the CHA
10:37:32 15 and the various annual plans that we developed under our
10:37:36 16 moving to work agreement with HUD in which the CHA had
10:37:40 17 indicated that it had planned to bring the row houses back as
10:37:44 18 a hundred percent public housing. We did state our position
10:37:46 19 that these were simply plans, that they were not mandatory
10:37:50 20 obligations, and that behind the purpose of the annual MTW
10:37:58 21 plan was the idea that CHA should consider developing
10:38:02 22 conditions, changing thought, et cetera, and announcing what
10:38:06 23 its plans were for various properties.

10:38:10 24 As a result of these meetings, there was no consensus
10:38:14 25 that was reached, and at that time, the CHA suggested that we

10:38:18 1 fold this consideration of the future of this property into
10:38:24 2 the existing working group process which was charged with
10:38:26 3 having a broader community group including all of the present
10:38:30 4 parties to look at and determine what the future of the
10:38:34 5 property would be. It was so folded into that process, but
10:38:40 6 unfortunately, again, no consensus was reached regarding what
10:38:44 7 in fact the CHA's position was on the future of the row house
10:38:48 8 property.

10:38:50 9 Following a series of meetings where it became
10:38:54 10 apparent that that kind of a decision was necessary, the CHA,
10:38:58 11 its interim CEO, myself, and others attended one of their
10:39:02 12 working group meetings and we asked the parties that had any
10:39:06 13 interest in this issue to provide in writing their position to
10:39:10 14 the CHA by the end of last week. We have now reviewed all of
10:39:14 15 the positions of all the parties, both in writing and all the
10:39:18 16 positions that were set forth and discussed at our series of
10:39:22 17 discussions, and the CHA has now reached its own conclusion as
10:39:26 18 to what its desired preference is for the future of the row
10:39:30 19 house properties.

10:39:32 20 As a result of that, the CHA has determined that it
10:39:34 21 is not going to support the property as 100 percent public
10:39:40 22 housing, but instead, the CHA intends to work to create a
10:39:46 23 mixed income community at the row house property. Obviously
10:39:50 24 that entails a lot of details and a lot of decisions,
10:39:54 25 including the actual mix that would be suggested for the mixed

10:40:00 1 income community between public housing, affordable housing,
10:40:04 2 and market rate. It would also include decisions as to what
10:40:08 3 to do with the existing structures that are there. And the
10:40:12 4 CHA intends and believes that the answers and determinations
10:40:16 5 to those questions properly belong with the working group and
10:40:20 6 it will in its future efforts encourage the working group to
10:40:24 7 consider all of those issues and again try to come to a
10:40:28 8 consensus under that structure of what should become of the
10:40:32 9 actual structures and how the mixed income communities should
10:40:36 10 be created.

10:40:38 11 Again, your Honor, it is the CHA's position at this
10:40:40 12 time that it will not support a hundred percent public housing
10:40:44 13 at the Cabrini row house property.

10:40:46 14 THE COURT: Thank you.

10:40:50 15 All right. You were asked to give an oral report. I
10:40:56 16 have heard it. If anyone wants to comment briefly.

10:41:00 17 MR. WHEELLOCK: I just have a follow-up question, your
10:41:04 18 Honor. There are 146 rehab units in the row houses. What is
10:41:08 19 CHA's position regarding --

10:41:10 20 THE COURT: Let me stop you. Talk to them. You
10:41:14 21 don't need a court order to ask some questions. You get along
10:41:18 22 very nicely. If there is any legal issues that have to be
10:41:22 23 decided that I have jurisdiction to decide, come on back and
10:41:28 24 see me. Other than that, thank you for informing me as to
10:41:32 25 what you have done and I look forward to seeing you again.

10:41:36 1 MR. AMMARELL: Thank you, your Honor.

10:41:38 2 MR. POLIKOFF: Thank you, your Honor.

10:41:40 3 MR. WHEELock: Thank you, your Honor.

10:41:42 4 MS. ROSENTHAL: Thank you.

5 (Which were all the proceedings had in the above-entitled
6 cause on the day and date aforesaid.)

7 I certify that the foregoing is a correct transcript from
8 the record of proceedings in the above-entitled matter.

9 _____
10 Carolyn R. Cox
Official Court Reporter
Northern District of Illinois

Date

11 /s/Carolyn R. Cox, CSR, RPR, CRR, FCRR

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