

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

RECEIVED

JAN 18 1972

DOROTHY GAUTREAUX, et al.,
Plaintiffs

v.

GEORGE W. ROMNEY and CHICAGO
HOUSING AUTHORITY, et al.,
Defendants

) H. STUART CUNNINGHAM, CLERK
) UNITED STATES DISTRICT COURT
) NO. 66 C 1459
) NO. 66 C 1460
) (Consolidated)
)
)
)
)

RESPONSE OF CHA TO PART I OF
THE ORDER ENTERED UPON CHA ON
JANUARY 3, 1972

1. In June, 1971, the City Council approved 100 sites estimated to accommodate 732 units of public housing. A summary of site locations is as follows:

	<u>No. of Sites</u>	<u>Proposed No. of Units</u>
General Public Housing Area (GPHA) (70% or more white census tracts)	44	302
Limited Public Housing Area (LPHA) (70% or more white census tracts)	17)) 56)	137)) 430)
Limited Public Housing Area (LPHA) (30% or more non-white census tracts)	39) 100	293) 732

2. Of the 44 sites located in the GPHA, HUD approved 40 sites estimated to accommodate approximately 288 dwelling units.

3. Of the 40 sites approved by HUD, 36 sites (estimated to accommodate 267 dwelling units) were included in a Development

Plan (Project ILL-2-85) and submitted to HUD for approval on November 16, 1971. (See Attachment No. 1) (Four (4) sites were eliminated by CHA staff for reasons set forth in Reports Nos. 2 and 3, filed with the Court on September 30, 1971 and December 31, 1971, respectively.)

4. Of the 36 sites in Project ILL-2-85, building permits have been issued to the owners of four sites (suitable for 41 units) and the owners of three other sites (suitable for 27 units) have brought mandamus proceedings for the issuance of permits and such an order has been issued by the Court with respect to one site (suitable for 6 units). As of January 11, 1971, construction had commenced on one of the sites for which a building permit had been issued and construction was completed on one of the sites for which a building permit had been issued. (See Attachment No. 1)

5. The 29 other sites in Project ILL-2-85 are estimated to accommodate 199 dwelling units; 9 of these 29 sites (72 dwelling units) will require zoning changes. (See Attachment No. 1)

6. CHA has not received approval from HUD of the Development Plan for Project ILL-2-85.

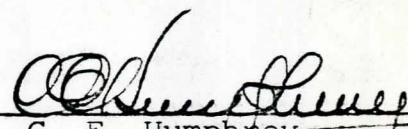
7. Upon receipt by CHA of HUD approval of the Development Plan for Project ILL-2-85, CHA will immediately proceed with land acquisition procedures which include obtaining land appraisals, securing title searches, hiring negotiators to acquire land through voluntary conveyances and instituting eminent domain proceedings, if necessary.

8. On the basis of CHA staff analysis of time involved in necessary procedures, actions and approvals for land acquisition and construction, it is estimated that after receipt of HUD approval of the Development Plan for Project ILL-2-85; it will take 13 months for completion and occupancy of the first unit where the site has been obtained through voluntary acquisition and 23 months for completion and occupancy of the last unit. However, if condemnation is necessary to acquire title, it is estimated that it will take 22 months for completion and occupancy of the first unit and 32 months for completion and occupancy of the last unit. (See Attachment No. 2) This latter estimate assumes that the only issue involved in the eminent domain proceedings is the ascertainment of just compensation for the property and that no challenge is made to CHA's legal power to condemn.

Respectfully submitted,

CHICAGO HOUSING AUTHORITY

By: _____


C. E. Humphrey
Executive Director

Dated: January 18, 1972

SITE AND DWELLING DATA
PROJECT ILL-2-65

ITE NO.	ADDRESS	TYPE	DWELLING UNITS	ZONING CHANGES REQUIRED	BLDG. PERMITS ISSUED - MANDAMUS PRCDGS. PENDING	IMPROVE PROPERTY
A-12	1355-61 N. Leavitt	TH	8			
A-15	5011 N. Lincoln	3 FL	3	X		X
A-16	1813-39 W. Bryn Mawr	TH	15	X		
A-19	2832-34 N. Burling (Bldg. permit issued)	3 WU	6		X	
A-22	1100-02 W. Barry	3 WU	6			
A-24	4245-47 N. Kenmore	3 WU	6			
A-25	4225-31 N. Sheridan	3 WU	12			
A-26	4440-42 N. Clifton	3 WU	6			
A-27	4450-56 N. Racine	TH	8			
A-28	4441 N. Magnolia	TH	7			
A-29	4445-49 N. Clark	3 WU	9	X		
A-30	3701 N. Halsted	TH	9	X		
A-32	4051-59 N. Paulina (Bldg. permit issued) ^{1/}	3 WU	18		X	
A-34	4541-43 N. Wolcott	3 WU	6			
A-35	1100-16 W. Ainslie	3 WU	6			
A-36	5221-43 N. Kenmore	3 WU	15			
A-37	4857-59 N. Kenmore	TH	8			
A-39	918-20 N. Leland	3 WU	6			
A-41	7043-59 N. Glenwood	3 WU	6	X		
A-43	7524-34 N. Wolcott	3 WU	6			X
A-45	N.W. Corner Sheridan & Ainslie (Mandamus pending)	3 WU	12	X	X	

ATTACHMENT NO. 1

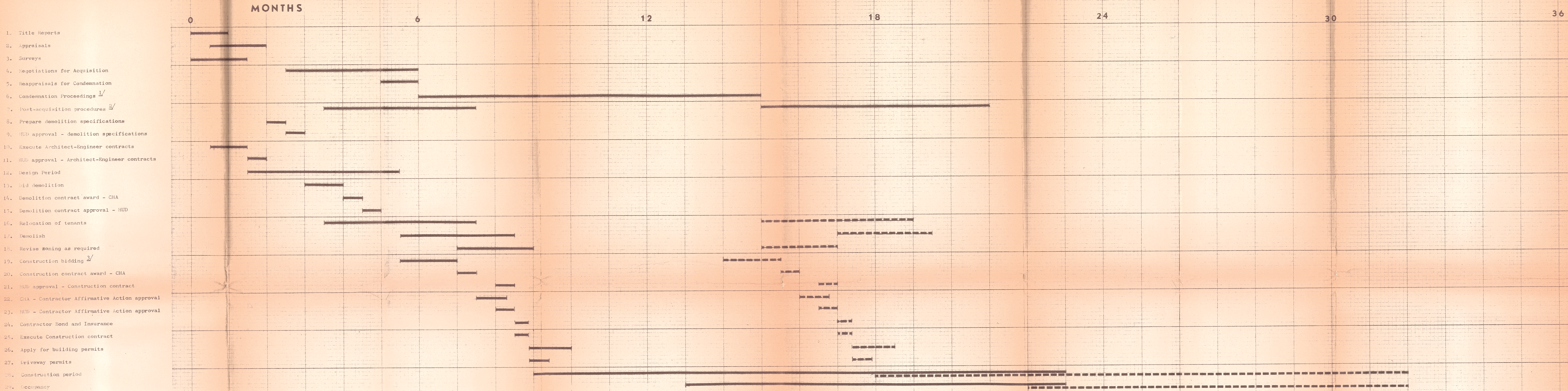
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SALE NO.	ADDRESS	TYPE	DWELLING UNITS	ZONING CHANGES REQUIRED	BLDG. PERMITS ISSUED - MANDAMUS PRCDGS. PENDING	IMPROVED PROPERTY
A-47	2831-33 N. Orchard (Mandamus order entered)	3 WU	6		X	
A-49	1954 W. Peterson	3 WU	12	X		X
A-50	6100 N. California	3 WU	6	X		
A-51	Peterson & Ravenswood	TH	8	X		
A-53	2420 W. Addison	3 FL	3			
A-54	4100-20 N. Rockwell (Bldg. permit issued)	TH	14	X	X	
140	1513-19 W. Wolfram (Bldg. permit issued) 2/	SF	3		X	
143	2850-54 N. Sheffield	2 WU	4	X		
145	3120-22 N. Racine	3 WU	6			
158	6601-05 N. Clark (Mandamus pending)	3 WU	9	X	X	
244	1539 N. Artesian	3 FL	3			
260	4754-58 N. Paulina	3 WU	6			
313	1217 W. Carmen	3 FL	3			
314	5323 N. Paulina	3 FL	3			
316	5357 N. Ravenswood	3 FL	3			
= 36			= 267	12 sites (107 units)	7 sites (68 units)	3 sites (21 units)

TH = Townhouse
 2 WU = Two Story Walk-up
 3 WU = Three Story Walk-up
 3 FL = Three Flat
 SF = Single Family

1/ Construction started
 2/ Construction completed

Attachment No. 2



^{1/} Estimated time may vary by reason of legal challenges, Court's Calendar and number of Trials as to ascertainment of compensation.

^{2/} Secure title report covering judgment; consolidate parcels into one guaranty policy for the project being developed. (This is required for attorney's opinion on title; for preparation of declaration of trusts, vacations and dedications of streets and alleys where necessary, grant of easements to utilities, etc.)

^{2/} Allow 2 weeks for cost reduction negotiations.

Note: Our experience with Scattered Site acquisition for Illinois 2-64 to develop 186 units has been 3 to 3 1/2 years.

--- Estimated time table for completion if condemnation is necessary

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