

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

DOROTHY GAUTREAUX, et al.,
Plaintiffs

v.

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

No. 66 C 1459
66 C 1460
(Consolidated)

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

CHA cannot propose a plan for "the prompt acquisition by CHA, regardless of any action taken or not taken by the City Council, of such number of additional sites for public housing units as will permit CHA to provide 7,000 public housing units" in addition to the 1,500 units covered in CHA's January 18 and February 2, 1972 responses to Parts I and II of this Court's order of January 3, 1972.

The following factors make it impossible for CHA to propose a plan providing for 7,000 additional public housing units:

1. There are many uncertainties and unresolved difficulties with respect to proceeding with the 1,500 units for

which there is a unit allocation from HUD (see our brief of December 21, 1971, pps. 15-19, and CHA's response to Part II of the January 3, 1972 order). CHA cannot go about allocating its own manpower and resources toward future construction--i.e., toward an additional 7,000 units--until CHA knows what it will have to do concerning the current 1,500 units.

2. At present there is no unit allocation for CHA from HUD for any public housing in excess of the present 1,500 units allocation. A HUD approved allocation of units is, of course, essential to planning and development of any additional units. On December 28, 1971, CHA submitted to HUD an application for a new reservation of 3,500 units of family public housing. (See CHA's Report to the Court Pursuant to Order of April 16, 1971 filed with the court on December 30, 1971.)

3. A very substantial number of such a large quantity of public housing units belong, in the judgment of CHA, in the metropolitan area outside the Chicago city limits, i.e., the counties of Cook, Kane, DuPage, McHenry, Lake and Will. At present there is no agency with jurisdiction beyond the city limits of the City of Chicago which has presented a plan for public housing that is metropolitan in scope, and unilateral efforts by CHA in this regard have not been successful.

4. It may be that an order will be entered in this case against HUD which will eliminate some existing barriers to a realistic metropolitan plan for public housing. Until then, and

depending upon the content of the order, CHA is at a loss as to how to proceed. CHA will, however, submit to this Court its detailed suggestions with respect to an appropriate order upon HUD, e.g., that HUD be ordered to (i) utilize all financial resources available under Title V of the Housing Act of 1970 to provide rental assistance payments to assist eligible families of low income to obtain housing in suburban communities and to (ii) call a regional meeting of state and local governments to institute a "fair share" plan for the distribution of public housing in suburban communities. (Such suggestions, however, will be subject to the oft-expressed view of CHA that this case is a site selection and tenant assignment case and that, with respect to the matters and things set forth in the complaint, the plaintiffs, as to CHA, have had their relief.)

5. It is premature to propose a method for specific identification of sites in the number suggested by Part III of the order of January 3, 1972 until a lawful metropolitan program for low-income public housing in the Chicago area has been established.

6. Any planning activity of the sort contemplated by Part III would be premature until this Court has ruled on the issues presented by the Supplemental Complaint and the responsive pleadings of the City of Chicago, its Mayor and Aldermen.

7. It is the judgment of CHA that there is not enough suitable land in the City of Chicago for 7,000 additional units

of public housing apportioned in accordance with the order of July 1, 1969; CHA does not have funds available to it to check the soundness of its views. It is the judgment of CHA that the July 1969 decree would have to be substantially amended before enough suitable land could be found within the City to accommodate 7,000 units of housing.

It is appropriate, in CHA's view, to close its response to Part III of this Court's order of January 3, 1972, with its recommendation that this Court's order of July, 1969 ought to be amended in the following particulars:

- (a) Eliminate the limitations on public housing outside the City of Chicago;
- (b) Eliminate the buffer zone; areas which would have fallen within it should be redefined to fall within the General Public Housing Area; and
- (c) Revise the ratio of units built in the General Public Housing Area to those in the Limited Public Housing Area to 1 to 3 instead of 3 to 1.

Such modifications of the decree provide the best hope for increasing the supply of public housing in the City of Chicago.

It is the further judgment of CHA that the soundest criteria for the location of a substantial number of additional low-income family public housing units in the Chicago metropolitan area (the counties of Cook, Kane, DuPage, McHenry, Lake and Will) are as follows:

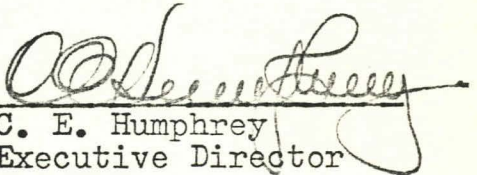
(1) Where the eligible families live;

(2) Where the potential sources of employment are located.

Along with the foregoing there should be a program for the development of a reasonable number of units on scattered sites so that experience may be gained on the issue of whether the scattered sites approach is a workable solution for the provision of substantial additions to the supply of low-income family public housing.

Respectfully submitted,

CHICAGO HOUSING AUTHORITY

By 
C. E. Humphrey
Executive Director

March 17, 1972