

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

#28
PL EX
12
-

DOROTHY GAUTREAUX, et al.,	)	
	)	
Plaintiffs,	)	
	)	
vs.	)	
	)	NO. 66 C 1459
GEORGE W. ROMNEY and	)	66 C 1460
CHICAGO HOUSING AUTHORITY,	)	(Consolidated)
et al.,	)	
	)	
Defendants.	)	
	)	

NOTICE OF FILING

TO:	Patrick W. O'Brien, Esq. 231 South LaSalle Street 19th Floor Chicago, Illinois 60604	William R. Quinlan, Esq. Corporation Counsel City Hall, Room 510 Chicago, Illinois 60602
	Thomas P. Sullivan, Esq. United States Attorney 219 South Dearborn Street Chicago, Illinois 60604	Alexander Polikoff, Esq. 109 North Dearborn Street 13th Floor Chicago, Illinois 60602

PLEASE TAKE NOTICE that we have this day filed with the
Clerk of the Court in the United States District Court for the
Northern District of Illinois, Eastern Division, the attached
Report No. 28 To The Court Pursuant to Order of April 16, 1971
which is herewith served upon you.

Calvin H. Hall
Calvin H. Hall

DATED: March 31, 1978

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REPORT NO. 28 TO THE COURT
PURSUANT TO ORDER OF APRIL 16, 1971

CHA ACTIVITIES - FAMILY PUBLIC HOUSING SITES

1. Project Illinois 2-85

Sixty-six units have been completed on 12 sites and are fully leased in accordance with the approved Tenant Selection and Assignment Plan, including 3 units developed at the Peterson & Ridge Site. Under construction is 51 units on 11-1/2 sites and final completion is expected in June, 1978. Acceptance of the first 12 completed units is scheduled for April 3, 1978 with the expectation that the remaining units will be completed and accepted for occupancy over the next 90 day period.

Pursuant to 24 C.F.R., Part 841, Subpart D, CHA initiated a program of acquiring existing buildings for rehabilitation and leasing as low-rent housing. Formal application for program reservation change for 200 units was submitted to HUD on February 15, 1978. Approval of Program Reservation No. Ill. 2-96 by HUD for this number of units was received on March 21, 1978. Initial survey results disclosed approximately 503

2 and 3 story occupied structures potentially suitable for rehabilitation. The names and addresses of tax payers and owners of these buildings are being secured, and CHA is making contact in order to arrange for inspection of these properties. It is anticipated that with improved weather conditions a substantial number of inspections will be completed resulting in the submission of some of these buildings for the necessary HUD clearances with a view toward entering into offer-option with interested owners. In addition to occupied buildings CHA has sent letters to owners or agents of 4 buildings which are vacant, and deemed suitable for rehabilitation. Additional follow-up has been made to arrange for inspection of these buildings.

2. Status of Sites for Development

Of the 187 sites approved for acquisition by the Commissioners of CHA, title reports have been ordered on all of these sites. Offering letters have been mailed to all owners of approvable sites. Title has been taken on 32 sites. In addition, appraisals have been received from HUD on 172 sites. Of this number, 102.5 of these sites remain approvable for housing. However, 89-1/2 are single family or 2-flat sites where, based on previous bids, present prototype cost limitations will not permit construction. There remains 13 sites of which 6 are suitable for 6-flats and 7 sites are suitable for 3-flats. CHA staff identified 6 additional vacant sites in their recent survey which appeared suitable for the development of 6-flat units and the Commissioners authorized acquisition of these sites. There remains the serious question, in view of cost limitations, as to whether new construction may be pursued within these constraints.

3. Section 8, Title II, Housing and Community Development Act of 1974.

Annual Contributions Contract authority for housing assistance payments for 571 units, 343 family and 228 elderly approved in this program have been fully leased except as to turnover vacancies.

A breakdown of this leasing follows:

CERTIFICATES

<u>CATEGORY</u>	<u>NO. OF CERTIFICATES ISSUED</u>
Elderly	228
Non-Elderly	343

UNITS LEASED

Elderly	228
<u>Non-Elderly</u>	
Residents	66
Waiting List	74
New Applicants	180
Turnover Vacancies	23

A Consolidated Annual Contributions Contract which includes housing assistance allowances for an additional 875 family units of Section 8 - Existing Housing Program, has been executed with HUD with 237 units having been leased as follows:

Residents
Waiting List
New Applicants

55 } 76
21 }
161
237

← because not all
appls. move
faster

Certificates for the remaining 688 units have been issued to residents of public housing, applicants on the waiting list and new applicants

in accordance with the orders of this Court. CHA is intensifying its efforts to fully lease this program with the assistance of staff from the Department of Planning, City and Community Development.

CHA ACTIVITIES - SIX COUNTY
METROPOLITAN AREA

The Commissioners of the Housing Authority of Elgin at their January meeting rescinded their resolution approving a cooperation agreement with CHA thereby disapproving any cooperative effort. Although CHA has received no further communication from the Housing Authority of Elgin, lines of communication are open should they decide to reconsider.

G. W. MASTER
Executive Director

DATED: March 31, 1978

CERTIFICATE OF MAILING

The undersigned hereby certifies that on March 31, 1978 he served copies of the foregoing Report No. 28 to the Court pursuant to Order of April 16, 1971 by mailing same, with postage fully prepaid to the attorneys for Plaintiffs, the City of Chicago and the Department of Housing and Urban Development.

Calvin H. Hall