

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

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

REPORT NO. 31 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. Of the 51 units under construction, 36 have been completed and are now under management. The remaining 15 units are substantially completed, however the contractor is unable to complete paving and fencing because of weather conditions. Projected completion of these units has now been extended to mid-March, 1979. Invitation to Bid for the construction of 42 units on six sites were mailed to 88 contractors. Scheduled bid opening was held on October 31, 1978. The low bid of \$1,840,000.00 was submitted to HUD for approval of a contract award. By its letter of December 15, 1978, HUD denied approval of a contract award as the low bid was 149% of prototype

cost and federal regulations will not permit approval of a contract award in excess of 110% of the prototype cost.

The program of acquiring existing buildings for rehabilitation and leasing as low-rent housing pursuant to 24 C.F.R. Part 841, Subpart D as approved by HUD in Program Reservation No. Ill. 2-96 is continuing with the physical inspection of buildings deemed suitable for rehabilitation. 23 buildings have been determined suitable for rehabilitation and whose owners have expressed an interest in selling. An additional eight buildings out of 148 buildings and vacant sites supplied to CHA by The Department of Planning and Community Development, have been determined suitable and inspections of these properties are being arranged. On-site inspections are continuing as potential buildings are identified.

2. Status of Sites for Development

CHA presently has title to 32 sites which will allow 92 units to be constructed in 12 single family homes, 16 - 2 flat buildings, 2 - 3 flat and 7 six unit buildings. Recent experience indicates that an approvable bid on anything less than a six unit building cannot be expected. CHA solicited bids for 7 six unit buildings on six sites which were opened on October 31, 1978. The low bid received as stated herein was 149% of prototype cost and HUD therefore rejected the CHA request for contract award approval.

In addition to the above, CHA has six sites suitable for six units or more which have been appraised by HUD. However of this number, one of the sites has been developed and the other site is in litigation. There remains 10 sites including six identified by CHA in the slum and

and blighted area suitable for six units or more each of which have been approved for acquisition. However two are owned by the Chicago Park District. Offering letters have been mailed to the owners. Finally the City of Chicago, Department of Planning, City and Community Development has referred additional sites which are under review to determine suitability for development.

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

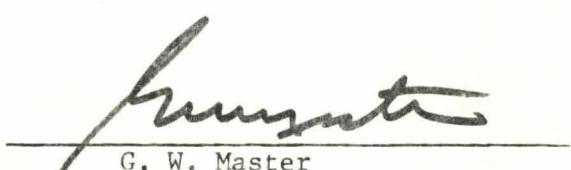
UNITS LEASED

Elderly	228
<u>Non-Elderly</u>	
Residents	67
Waiting List	73
New Applicants	200
Turnover Vacancies	3

The Consolidated Annual Contributions Contract housing assistance allowances for an additional 875 family units of Section 8 - Existing Housing Program executed with HUD has been leased as follows, totaling 732 units:

Residents	171
Waiting List	78
New Applicants	483

Certificates for the remaining 143 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. However leasing in the limited public housing area had been suspended, because of insubstantial numbers of approved leased units located in the General Public Housing Area. Leasing in the program is being resumed as a result of the review of this program and the proper interpretation of the previous orders of this Court as agreed by the parties.



G. W. Master
Executive Director

DATED: January 8, 1979

#31

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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. 31 To The Court Pursuant to Order of April 16, 1971 which is herewith served upon you.


Calvin H. Hall

DATED: January 8, 1979

CERTIFICATE OF MAILING

The undersigned hereby certifies that on January 8, 1979 he served copies of the foregoing Report No. 31 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

SUPREME COURT OF THE UNITED STATES
OFFICE OF THE CLERK
WASHINGTON, D. C. 20543

May 18, 1976

Thomas F. Strubbe, Esquire
Clerk, U. S. Court of Appeals for the
Seventh Circuit
219 S. Dearborn Street
Chicago, Illinois 60604

RE: Hills v. Gautreaux et al., No.
74-1047

(Your Nos. 74-1048-9)

Dear Mr. Strubbe:

Enclosed is a certified copy of the judgment of this
Court in the above-entitled case.

Kindly acknowledge receipt on the enclosed copy of this
letter.

Very truly yours,

MICHAEL RODAK, JR., Clerk

By *Evelyn R. Limstrong*

(Mrs.) Evelyn R. Limstrong
Assistant Clerk

Enclosure

cc ltr: Hon. Robert H. Bork

Alexander Polikoff, Esq. ✓
109 N. Dearborn Street
Chicago, Illinois 60602

5/25
5/21 *Bill O'Laughlin*