

ORDINANCE

WHEREAS, the City of Chicago ("City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois and may exercise any power related to its local government and affairs; and,

WHEREAS, in the City there are numerous owner-occupied homes and residential buildings in need of repair, rehabilitation, and investment;

WHEREAS, it is in the best interest of the City to assist City residents of owner-occupied housing by establishing programs whereby the City assists income-eligible homeowners in the rehabilitation of their owner-occupied housing; and,

WHEREAS, the establishment of a "Universal TIF Neighborhood Improvement Program" will assist in the stabilization of neighborhoods and the city's housing stock by providing assistance for the rehabilitation of owner-occupied housing; and,

WHEREAS, existing City programs such as the Home Repair Program, Emergency Heating Repair Program, Small Accessible Repairs for Seniors Program, and the Building Neighborhoods and Affordable Homes Program are insufficient to address housing shortfalls and repair demands; and,

WHEREAS, within the City of Chicago, there exists \$712,711,601.00 in unassigned TIF funds intended to invest in the City's neighborhoods, which could be used to improve the City's housing stock. As shown in the Office of Budget and Management's TIF Report in Exhibit A; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: All of the above recitals are expressly adopted herein as the legislative findings of the City Council and incorporated herein and made part of this ordinance.

SECTION 2: This ordinance shall be known and may be cited as the "Universal TIF Neighborhood Improvement Program"

(a) The Commissioner is authorized to develop a Universal TIF Neighborhood Improvement program, consistent with the provisions of this Ordinance, to promote the rehabilitation of owner-occupied properties as those terms are herein defined.

(b) (1) For purposes of this section (b), the following definitions apply:

"Commissioner" means the Commissioner of Housing

"Department" means the Department of Housing

"Owner-Occupied" means a City resident's primary or chief residence that he or she occupies on a regular basis

"Eligible Homeowner" means a homeowner within an owner-occupied property who makes a household income up to 120% of the PMSA Median Income.

"Eligible property" means a house or residential building that is:

- (1) Owner-occupied; and,
- (2) Located in a TIF area in the City

"Household" means, collectively, all the persons who occupy a housing unit as their primary residence

"Household income" means the combined income of the members of a household for the calendar year proceeding the date that the application for the Program is filed with the Commissioner.

"PMSA Median Income" means the Primary Metropolitan Statistical Area median income, for the Chicago-Naperville-Joliet, Illinois, Metropolitan Fair Market Rent Area, as determined by the United States Department of Housing and Urban Development from time to time.

"Program" means the Universal TIF Neighborhood Improvement Program established by this Ordinance.

"Housing unit" means a single, self-contained residential space designed for occupancy by one household, containing independent living facilities including areas for sleeping, cooking, and sanitation

"Residential building" means a building designed, arranged, used or intended to be used for residential occupancy that contains 4 (four) or fewer housing units.

"Substantial rehabilitation" means the reconstruction, enlargement, installation, repair, alteration, improvement, or renovation of a building, structure, or portion thereof requiring a permit issued by the City and costing \$30,000 per eligible property to rehabilitate.

"Substantial rehabilitation assistance" means the amount of assistance granted to an eligible homeowner under the program that shall be used for the substantial rehabilitation of the eligible property.

"TIF Area" means a redevelopment project area designated pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time.

"Unassigned TIF Funds" means all funds within a TIF area not allocated, encumbered, embargoed, or otherwise assigned for a specific use by ordinance.

(2) In all TIF areas within the City, the Commissioner may use TIF funds collected in any TIF area, to provide substantial rehabilitation assistance to an eligible property for substantial rehabilitation consistent with the provisions of this Ordinance.

(3) To be eligible to participate in the Program, the person must be an eligible homeowner.

(4) The amount of the substantial rehabilitation assistance granted to any eligible property shall be limited to 100% of the rehabilitation costs, or \$40,000, whichever amount is smaller.

(5) The Commissioner shall prepare applications, in an electronic and paper form prescribed by the Commissioner, which shall include all the information needed by the Department to evaluate the applicant's eligibility to participate in the Program. Attached to every application shall be a copy of an inspection report for the proposed property prepared by a licensed and bonded home inspector, and any other information deemed necessary by the Commissioner.

(6) Upon determination by the Department that an applicant is eligible to participate in the Program, the Department may provide substantial rehabilitation assistance, consistent with the provisions of this Ordinance, in the applicable amount set forth in subsection (b)(4).

(c) (1) All municipal permit fees to perform the substantial rehabilitation associated with this program are hereby waived.

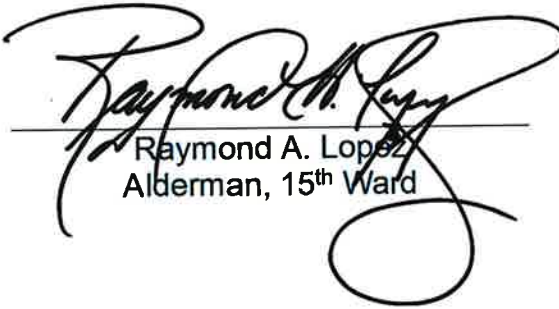
(d) Nothing in this ordinance shall be construed to authorize the expenditure of TIF funds that: (i) are inconsistent with provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time; or (ii) have not been appropriated and approved by the City Council.

(e) The Commissioner is authorized to adopt such rules and regulations as the Commissioner may deem necessary for the proper implementation, administration, and enforcement of this Ordinance.

SECTION 3: If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 4: To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control.

SECTION 5: This ordinance takes effect upon passage and publication.



Raymond A. Lopez
Alderman, 15th Ward