

ORDINANCE

WHEREAS, The preservation of rental housing stock is of great importance to the City of Chicago, as there are approximately 614,000 rental housing units within the City. The City has a significant interest in ensuring that this rental housing is safe, healthy, and affordable; and

WHEREAS, Rental housing exists in the City that does not comply with construction and sanitation standards established by Chicago Municipal Code, jeopardizing the health, safety, and welfare of renters; and

WHEREAS, Public interest demands that all rental housing properties comply with basic health and safety standards, and studies have shown that the most effective way to seek universal compliance is through routine, periodic inspections of all rental housing properties; and

WHEREAS, The most marginalized communities, particularly Black, Indigenous, other people of color, women, LGBTQIA+, and people of low socio-economic status are more likely to live in substandard and unsafe rental housing units and bear disproportionate health burdens associated with living in those conditions; and

WHEREAS, Unhealthy housing conditions pose a particularly acute risk to our most vulnerable populations, such as young children, seniors, and people with chronic illnesses and other disabilities; and

WHEREAS, Many home health hazards are preventable, such as lead paint, mold, and pest infestations; and

WHEREAS, Deteriorating and substandard rental housing threatens the physical, social, and economic stability of adjacent structures, the surrounding neighborhood, and the public; and

WHEREAS, Existing complaint-based enforcement programs have not resulted in healthy rental housing, and place undue burden on renters for the enforcement of existing standards and maintenance of rental property; and

WHEREAS, Proactive rental inspections would provide material benefits for renters, ensuring that renters live in safe and hazard-free rental housing; and

WHEREAS, Proactive rental inspections would provide material benefits for landlords and property managers, encouraging preventative maintenance before hidden issues worsen, limiting blight, and preserving property values; and

WHEREAS, Proactive rental inspection programs are an important strategy for preventing childhood lead poisoning and have been credited with decreases in the rate of elevated blood lead levels in children; and

WHEREAS, A city-wide rental registry would assist renters in finding housing, help landlords and property managers manage their properties, and help connect the City with landlords and property managers; and

WHEREAS, A city-wide rental registry would help ensure rental properties meet basic standards of habitability; and

WHEREAS, The Chicago Healthy Homes Coalition (CHHC) is a campaign supported by a broad coalition of community organizations, healthcare practitioners, and housing advocates who believe that housing is a key social determinant of health. The key components of the campaign include the (1) creation of a proactive rental housing inspection system for the City of Chicago, and (2) creation and maintenance of a rental registry to be used by City Departments and the public; and

WHEREAS, To develop a framework and roadmap to meet the goals of the Chicago Healthy Homes Coalition, it is appropriate to establish a working group; now, therefore,

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

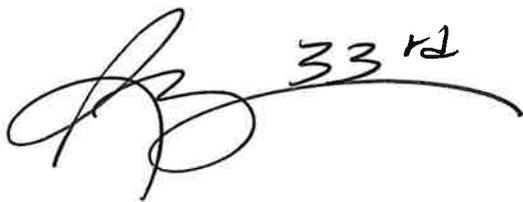
PROACTIVE RENTAL INSPECTION WORKING GROUP

Section 1.

1. *Establishment of a Working Group.* The Office of the Mayor, in consultation with the Chair of the Committee on Health and Human Relations, shall establish a working group no later than 30 days after the effective date of the ordinance.
2. *Working Group Guidelines.* The Working Group shall develop a suggested framework for the City to fully implement a city-wide proactive and regular rental inspection process and rental registry. The Working Group shall develop recommendations regarding:
 - a. A proactive inspections program addressing such topics as: the regularity of inspections, certifications and hiring of inspectors, criteria for testing, establishment of a grid system for testing, enforcement protocols, as well as cost estimates for the program, among other matters raised by the Working Group.
 - b. A rental registry addressing such topics as: the technological and staffing requirements, data tracking, and data contributions from City Departments, among other matters raised by the Working Group.
3. *Members.*
 - a. *City Departments.* The Working Group shall include, but is not limited to, representatives from the Office of the Mayor, the Department of Public Health, Department of Housing, Department of Buildings, and Department of Law. The Office of the Mayor shall have primary responsibility for managing the working group and producing the report of recommendations. The Office of the Mayor should direct the participation of additional city departments and government agencies as needed by the Working Group participants named above.

- b. *Stakeholder Engagement.* The Working Group shall make best efforts to seek out the expertise, advice, and experience of people of color; LGBTQIA+ community members and representative organizations; and individuals who make below 60% of the Area Median Income; renters and representative organizations; healthcare providers focused on the health of children; public health experts and representative organizations; landlords, property managers, or representative organizations; and other stakeholders as identified by the Working Group.
4. *Working Group Meetings.* The Working Group shall meet no less than three times within a period of 6 months following the establishment of the Working Group to determine its recommendations.
5. *Community Meetings.* The Working Group shall convene community outreach meetings on the North, West, and South sides of Chicago, with at least one meeting taking place in each of these areas of the City. The Working Group shall make reasonable efforts to advertise such meetings and engage in community outreach to maximize participation by desired stakeholders as recommended above.
6. *Report.* The Working Group shall create a final written report of its findings and recommendations to the Mayor, the Committee on Health and Human Relations, and the impacted city departments no later than 30 days following the conclusion of the 6 month assessment period. Following the issuance of the report, the Working Group shall appear before the Committee on Health and Human Relations to present their recommendations.
7. *Sunset Date.* The working group shall sunset following the issuance of the report and subsequent presentation.

Section 2. This Ordinance shall take effect upon passage and approval.

A handwritten signature in black ink, consisting of a stylized, cursive 'A' followed by a horizontal line that extends to the right. Above the horizontal line, the date '33 rd' is written in a similar cursive style.