

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the City, through its Department of Housing ("DOH"), seeks to promote safe, habitable and accessible housing for existing homeowners who are low- and moderate-income residents; and

WHEREAS, DOH implemented a home repair assistance grant program known as the Home Repair Program ("HRP Program"), which has provided grant funding for eligible repairs to owner-occupied residential properties throughout the City by providing roof and porch repairs, as well as limited accessibility improvements, including but not limited to grab bars, lever faucets, and similar modifications, at no cost to the homeowner; and

WHEREAS, eligibility for the HRP Program has been limited to homeowners who: (i) own and occupy a single-family or duplex residential property (one to two units) as their primary and only residence; (ii) have household incomes at or below fifty percent (50%) of the area median income, as determined by the U.S. Department of Housing and Urban Development; (iii) have owned the property for at least one (1) year; (iv) live in a property that is located within the City of Chicago, is habitable, is owner-occupied, is not in foreclosure, and has current and operational utilities; and (v) meet such additional program requirements as established by DOH; and

WHEREAS, in addition, eligibility for the HRP Program requires: (i) that all adult household members (18 years and older) disclose income for eligibility determination purposes; (ii) the scope of work for each property be determined through a site inspection conducted on behalf of DOH; (iii) and repairs be completed by contractors certified and approved by the City, pursuant to agreements with DOH; and

WHEREAS, the requirements set forth in the prior two recitals shall cumulatively be called the "HRP Eligibility Requirements;" and

WHEREAS, heretofore, all funding for the HRP Program has been provided under various funding sources, none of which has been TIF Funding (as that term is defined below); and

WHEREAS, the City Council of the City (the "City Council") has previously established multiple redevelopment project areas (the "TIF Areas") throughout the City in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the "Act") as a means of financing certain redevelopment project costs within such areas; and

WHEREAS, certain of the TIF Areas have as their purposes the rehabilitation of residential property located within such TIF Areas (the "Residential-Eligible TIF Areas"); and

WHEREAS, DOH proposes that certain amounts of increment derived from Residential-Eligible TIF Areas (the "TIF Funding") be allocated to supplement existing funding sources for those properties located within such Residential-Eligible TIF Areas in furtherance of the HRP Program, with such area-by-area allocations as are set forth in Exhibit A attached hereto and incorporated herein; and

WHEREAS, any property that is to receive TIF Funding under the HRP Program shall be required to meet the HRP Eligibility Requirements; and

WHEREAS, the TIF Funding to be spent by DOH in connection with implementing the HRP Program within Residential-Eligible TIF Areas constitutes eligible redevelopment project costs under the Act and may be paid with TIF Funding; now, therefore,

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

SECTION 1. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Commissioner of Housing, or a designee (the "Authorized Officer"), is hereby authorized, with the approval of the Corporation Counsel as to form, to negotiate, execute, and deliver any agreements, contracts, and supporting documents necessary to implement and administer the TIF Funding within Residential-Eligible TIF Areas for purposes of the HRP Program, including agreements with qualified contractors and/or delegate agencies.

SECTION 3. DOH is authorized to utilize TIF Funding from Residential-Eligible TIF Areas to pay for eligible costs associated with the HRP Program, including but not limited to construction, inspection, administration, and program delivery.

SECTION 4. The allocation of TIF Funding for the HRP Program for fiscal year 2026, from one or more of the Residential-Eligible TIF Areas, is hereby approved as set forth in Exhibit A.

SECTION 5. The Authorized Officer is further authorized to establish program guidelines, eligibility criteria, and administrative procedures consistent with this ordinance and the Act.

SECTION 6. To the extent that any ordinance, resolution, rule, order, or provision of the Municipal Code of Chicago conflicts with this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause, or provision of this ordinance shall be held invalid, such invalidity shall not affect the remaining provisions.

SECTION 7. This ordinance shall be effective upon its passage and approval.