



City of Chicago Office of the City Clerk

City Hall
121 North LaSalle Street
Room 107
Chicago, IL 60602
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Legislation Referred to Committees at the Chicago City Council Meeting 1/15/2014 Section 1a - Mayoral Introductions

File #	Title	Sponsor(s)	Committee Referral
1	O2014-69	Chicago 's Bouncing Back: Five-Year Housing Plan for 2014-2018	Emanuel (Mayor) Housing
Agreement(s) - Intergovernmental			
2	O2014-53	Extension of third intergovernmental agreement with Chicago Housing Authority	Emanuel (Mayor) Budget
3	O2014-55	First amendment to intergovernmental agreement with Public Building Commission for construction of Chinatown Branch Library	Emanuel (Mayor) Finance
Appointment(s)			
4	A2014-10	Appointment of Joshua J. Barron as member of Special Service Area No. 64, Walden Parkway Commission	Emanuel (Mayor) Finance
5	A2014-11	Appointment of Jeffrey Wright as member of Chicago Community Land Trust Board	Emanuel (Mayor) Housing
6	A2014-13	Appointment of Daniel Widawsky as City Comptroller	Emanuel (Mayor) Finance
7	A2014-14	Appointment of Maria Guerra Lapacek as Commissioner of Department of Business Affairs and Consumer Protection	Emanuel (Mayor) License
8	A2014-15	Appointment of Rebekah Scheinfeld as Commissioner of Department of Transportation	Emanuel (Mayor) Transportation
9	A2014-16	Appointment of Meredith Brooks as member of Affirmative Action Advisory Board	Emanuel (Mayor) Budget
10	A2014-17	Appointment of Cory Fulton as member of Affirmative Action Advisory Board	Emanuel (Mayor) Budget
11	A2014-18	Appointment of Yasim Bates-Brown as member of Chicago Commission on Human Rights	Emanuel (Mayor) Human Relations
12	A2014-19	Appointment of Curtis J. Tarver II as member of Chicago Commission on Human Relations	Emanuel (Mayor) Human Relations
13	A2014-2	Appointment of Gregory C. Cameron as member of Special Service Area No. 1, State Street Commission	Emanuel (Mayor) Finance
14	A2014-21	Appointment of Rhoda Davis Sweeney as member of Chicago Police Board	Emanuel (Mayor) Public Safety
15	A2014-22	Appointment of Michael Eaddy as member of Chicago Police Board	Emanuel (Mayor) Public Safety
16	A2014-24	Appointment of Megan A. Everett as member of Advisory Council on Veterans	Emanuel (Mayor) Human Relations
17	A2014-26	Appointment of Timothy J. King as Commissioner of Chicago Park District	Emanuel (Mayor) Special Events

Legislation Referred to Committees at the Chicago City Council Meeting

1/15/2014

Section 1a - Mayoral Introductions

	File #	Title	Sponsor(s)	Committee Referral
18	A2014-27	Appointment of Richard L. Tolliver as member of Commission on Chicago Landmarks	Emanuel (Mayor)	Zoning
19	A2014-29	Appointment of Sol A. Flores as member of Zoning Board of Appeals	Emanuel (Mayor)	Zoning
20	A2014-30	Appointment of Salvador A. Cicero as member and chair of Chicago Human Resources Board	Emanuel (Mayor)	Workforce Development
21	A2014-4	Appointment of Eddie B. Lakin as member of Special Service Area No. 35, Lincoln Avenue Commission	Emanuel (Mayor)	Finance
22	A2014-5	Appointment of Victor M. Vasquez as member of Special Service Area No. 39, Brighton Park-Archer Heights Commission	Emanuel (Mayor)	Finance
23	A2014-7	Appointment of Timothy K. Egan as member of Special Service Area No. 48, Old Town Commission	Emanuel (Mayor)	Finance
24	A2014-9	Appointment of David J. Maletin as member of Special Service Area No. 60, Albany Park Commission	Emanuel (Mayor)	Finance
Congratulations				
25	R2014-13	Congratulations extended to Deborah F. Rutter on appointment as first female president of John F. Kennedy Center for Performing Arts in Washinton D.C.	Emanuel (Mayor)	
Fund 925 Amendment(s)				
26	O2014-56	Amendment of 2014 Annual Appropriation Ordinance within Fund No. 925 for Office of Emergency Management and Communications	Emanuel (Mayor)	Budget
Reappointment(s)				
27	A2014-12	Reappointment of Joy Aruguete, Pamela S. Gecan, Bruce A. Gottschall, Calvin L. Holmes, Rosanna A. Marquez, Robert V. McGhee and Ofelia Navarro as members of Chicago Community Land Trust Board	Emanuel (Mayor)	Housing
28	A2014-20	Reappointment of Joanna Borowiec, Tiffany Ferguson, Rochelle Grimbau, Andrew S. Kang, Ray J. Koenig III and Juan C. Linares as members of Chicago Commission on Human Relations	Emanuel (Mayor)	Human Relations
29	A2014-23	Reappointment of Ghian Foreman as member of Chicago Police Board	Emanuel (Mayor)	Public Safety
30	A2014-25	Reappointment of Deborah E. Bennett, Cesar A. Gonzalez, Lawrence E. Grisham, Carl A. Jenkins, John W. Pfeiffer and Gabriela Roman as members of Chicago Low-Income Housing Trust Fund Board	Emanuel (Mayor)	Housing

Legislation Referred to Committees at the Chicago City Council Meeting

1/15/2014

Section 1a - Mayoral Introductions

	File #	Title	Sponsor(s)	Committee Referral
31	A2014-28	Reappointment of Olga Camargo, Smith N. Shah and Daniel Sih as members of Chicago Plan Commission	Emanuel (Mayor)	Zoning
32	A2014-3	Reappointment of Stanley Smith as member of Special Service Area No. 32, Auburn Gresham Commission	Emanuel (Mayor)	Finance
33	A2014-6	Reappointment of Yolanda Travis as member of Special Service Area No. 47, 47th Street and Cottage Grove Commission	Emanuel (Mayor)	Finance
34	A2014-8	Reappointment of Mark J. Wallace as member of Special Service Area No. 49, South Shore/Exchange Commission	Emanuel (Mayor)	Finance



City of Chicago



O2014-69

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/15/2014

Sponsor(s): Emanuel (Mayor)

Type: Ordinance

Title: Chicago 's Bouncing Back Five-Year Housing Plan for 2014-2018

Committee(s) Assignment: Committee on Housing and Real Estate



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance authorizing the City's Five Year Housing Plan.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

ORDINANCE

WHEREAS, the Department of Planning and Development (formerly the Department of Housing and Economic Development and referred to herein as "DPD"), working intensively with a broad-based advisory group appointed by the Commissioner of DPD on behalf of Mayor Rahm Emanuel, and after inclusive consultations with policy experts, community representatives and tenant organizations, has completed the Five Year Housing Plan for 2014 - 2018, called *Bouncing Back: Chicago's Five Year Housing Plan for 2014-2018* and submits the Estimated Five Year Unit Production 2014-2018 for approval by the City Council; and

WHEREAS, DPD seeks to set affordable housing priorities that advance the City of Chicago's neighborhood revitalization goals, provide fair and equitable affordable housing choices for Chicago's diverse racial and ethnic groups, and address the needs of families and individuals with high housing cost burdens and those most at-risk of homelessness over the next five (5) years; and

WHEREAS, the recent and unprecedented housing market failure, coupled with a significant reduction in federal government funding for housing, requires a realistic and practical approach to housing revitalization throughout the City, while yet addressing the specific need for affordable housing; and

WHEREAS, strategic approaches are essential to assure the most effective use of resources and programs for maximum contribution to the core strategies of the Five Year Housing Plan, namely Seeding a Robust Housing Recovery, Priming the Pump, Energizing Neighborhoods, Supporting Owners and Renters, and Land-Use Policies; and

WHEREAS, achieving deeper collaboration and improved coordination between DPD and other City departments in support of affordable housing goals is essential; and

WHEREAS, developing partnerships with other public and private housing stakeholders to mobilize resources behind a housing agenda is also essential since housing challenges are increasingly metropolitan and regional in scope and dependent on support at the federal and state levels; now, therefore,

Be It Ordained by the City Council of the City of Chicago as follows:

SECTION 1. The Estimated Five Year Unit Production 2014-2018, attached as Exhibit A, is hereby approved. The Commissioner of DPD shall file with the City Council quarterly and annual reports, which shall specify program development strategies and implementation in support of the strategic objectives detailed in the Five Year Housing Plan for 2014-2018, a departmental policy document attached as Exhibit B. Such reports shall outline and describe alterations in policy, program or the external environment that affect the department's strategy and goals, and shall provide such other information as the Committee on Housing and Real Estate deems necessary.

SECTION 2. The Commissioner of DPD shall prepare an annual estimate of DPD's production and shall prepare quarterly and annual reports on DPD's housing programs, identifying program allocations, sources of funds, and cumulative unit production, indicating income distribution for program beneficiaries. The form of the estimate shall be based on the display in Exhibit A, attached: Estimated Five Year Unit Production 2014-2018.

SECTION 3. The Commissioner of DPD shall file with the City Council quarterly reports on the financing activity of DPD, including specific information about each of the affordable housing loans passed by the City Council in the preceding quarter. Reports shall contain the following information: a report on each affordable housing project, including address, location by ward, number of units, rent levels and number of bedrooms in each apartment, acquisition costs and development costs per unit, the name of each developer, whether it is a non-profit or for-profit entity. The report shall also identify each lender involved in the project, and the terms of all loans the proceeds of which are used to finance the acquisition and/or development. Information on loans shall include separate statements of private and public funding (by funding source) involved and shall be limited to loans in excess of One Hundred Fifty Thousand Dollars (\$150,000) in principal amount. Each quarterly report will also contain an update on which developments approved by the City Council have closed during the preceding quarter.

SECTION 4. Reports shall be filed no later than the last business day of April, July, October and January of each year. The first report shall be filed on April 30, 2014 and shall provide the required information for the period January 1, 2014 through March 31, 2014.

SECTION 5. This ordinance shall be in full force and effect immediately upon its passage and approval.

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EXHIBIT A
ESTIMATED FIVE-YEAR INVESTMENT AND UNIT PRODUCTION

See attached.

7. Chicago Housing 2014-18

Estimated five-year investment and unit production

Projections for this five-year period are to invest more than \$1.1 billion to produce or preserve 40,000 units of housing, 46 percent of those units targeted to households earning 30 percent or below of the Area Median Income (AMI). Over the next five years, HED also expects to fund partner delegate agencies to provide information and assistance to 265,000 households in Chicago, enabling those families to purchase or remain in their homes, and to become better informed and supported tenants, landlords, homeowners and community members. See charts on following pages.

DRAFT

Department of Housing and Economic Development
ESTIMATED FIVE-YEAR PRODUCTION 2014-18
(DRAFT)

HOUSING PRODUCTION INITIATIVES		Total Estimated Funding: 2014-18	Estimated Units Assisted by Income Level								Total Units 2014-18
TO CREATE AND PRESERVE AFFORDABLE RENTAL HOUSING			0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+%		
MULTI-FAMILY REHAB AND NEW CONSTRUCTION ¹											
Low Income Housing Tax Credit Equity	9% Credits 4% Credits	\$ 294,500,000 \$ 40,000,000									
Mortgage Revenue Bonds		\$ 150,000,000									
Multi-Family Loans	HOME CDBG HOME CDBG	\$71,500,000 \$7,500,000 \$21,000,000 \$21,000,000									
Illinois Affordable Housing Tax Credit (value of donations/equity)	TF / Corporate	\$100,000,000									
City Land		\$ 19,000,000									
MAUI Capital Funds	Affordable Housing Opportunity Fund LTOS (HDA)	\$1,550,000 \$3,900,000									
Subtotal, Multi-Family Rehab and New Construction		\$ 738,950,000	60	545	1,690	2,180	160	140	225		5,000
RENTAL ASSISTANCE											
Chicago Low Income Housing Trust Fund Rental Subsidy Program ³	Accessible Units (504, Type A, Type B)	\$ 75,250,000	9,620	5,180	-	-	-	-	-		14,800
MAUI Operating Funds (Affordable Housing Opportunity Fund)		\$ 5,450,000	130	70	-	-	-	-	-		200
Subtotal, Rental Assistance		\$ 80,700,000	9,750	5,250	-	-	-	-	-		15,000
OTHER MULTI-FAMILY INITIATIVES											
Affordable Requirements Ordinance ⁴											
Heat Receiver - Multi-Family		\$ 1,665,000	100	455	1,040	200	-	-	-		200
Troubled Buildings Initiative - Multi-Family		\$ 13,500,000	-	220	655	375	2,190	310	-		2,000
TF Purchase+Rehab - Multi-Family		\$ 20,000,000	-	-	200	-	-	200	-		3,750
Neighborhood Stabilization Program (NSP3) - Multi-Family		\$ 2,450,000	-	-	35	-	-	-	-		400
Subtotal, Other Multi-Family Initiatives		\$ 37,615,000	100	675	1,930	900	2,270	510	40		6,425
TOTAL, AFFORDABLE RENTAL PROGRAMS		\$ 857,265,000	9,910	6,470	3,620	3,080	2,430	650	265		26,425
		Breakdown for income level distribution, % of net total	37.5%	24.5%	13.7%	11.7%	9.2%	2.5%	1.0%		

NOTES:

- Total estimated funding is based on current pipeline tracking and does not assume any carry-over funding. Unit counts no longer are assigned to individual funding sources, eliminating the need to adjust totals for multi-counted units.
- Accessible units are a subset of units reported under Multi-Family Rehab and New Construction.
- RSP unit counts are now aggregated over full five years, consistent with reporting methodology for all other programs.
- Because ARO units are generated by market activity, no City funding is assumed.

Department of Housing and Economic Development
ESTIMATED FIVE-YEAR PRODUCTION 2014-18
(DRAFT)

HOUSING PRODUCTION INITIATIVES		Total Estimated Funding 2014-18	Estimated Units Assisted by Income Level							Total Units 2014-18
			0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+%	
TO PROMOTE AND SUPPORT HOMEOWNERSHIP										
Affordable Requirements Ordinance / Chicago Community Land Trust ³		\$	-	-	-	-	-	-	-	25
Heat Receiver – Single-family		\$ 3,330,000	-	-	-	-	-	-	-	1,000
Troubled Buildings Initiative – Single-family		\$ 10,000,000	-	-	-	-	-	-	-	550
Troubled Buildings Initiative – Condo		\$ 2,500,000	-	-	-	-	150	-	-	150
Neighborhood Stabilization Program (NSP3) – Single-family		\$ 5,720,000	-	-	-	-	-	-	-	120
TIF Purchase+Rehab – Single-family		\$ 1,670,000	-	-	-	-	-	-	-	35
TaxSmart		\$ 130,000,000	-	-	-	-	-	-	-	35
Neighborhood Lending Program – Purchase / Purchase+Rehab Loans		\$ 47,500,000	-	-	20	35	55	185	210	495
Neighborhood Lending Program – MMRP Home Purchase Grants		\$ 2,500,000	-	-	-	20	150	300	265	1,000
TOTAL, HOMEOWNERSHIP PROGRAMS		\$ 203,220,000	-	-	20	55	1,920	545	500	915
Breakdown of income level distribution, % of net total			-	0.5%	1.4%	48.5%	13.8%	12.6%	23.1%	3,955
TO IMPROVE AND MAINTAIN HOMES										
Root and Porch Repairs		\$ 25,000,000	35	360	1,080	315	210	-	-	2,000
Emergency Heating Repairs		\$ 2,500,000	10	90	270	80	50	-	-	500
SARFS (Small Accessible Repairs for Seniors)		\$ 8,500,000	295	1,095	880	205	150	-	-	2,625
TIF-NIP – Single-family		\$ 12,500,000	40	190	245	125	225	160	15	1,000
Neighborhood Lending Program – Home Improvement Loans		\$ 3,250,000	-	-	-	-	70	90	90	250
Neighborhood Lending Program – Foreclosure Prevention Loans		\$ 13,500,000	-	-	10	15	25	25	25	100
Neighborhood Lending Program – MMRP Home Improvement Grants		\$ 2,500,000	-	-	-	20	80	-	-	100
Historic Bungalow Initiative		\$ 1,550,000	-	-	520	590	1,310	860	220	3,500
TOTAL, HOME IMPROVEMENT PROGRAMS		\$ 69,300,000	380	1,735	3,005	1,350	2,120	1,135	350	10,075
Breakdown of income level distribution, % of net total			3.8%	17.2%	29.8%	13.4%	21.0%	11.3%	3.5%	
TOTAL, ALL HOUSING PRODUCTION INITIATIVES		\$ 1,129,785,000	10,290	8,225	6,680	6,350	5,095	2,285	1,530	40,465
Breakdown of income level distribution, % of net total			25.4%	20.3%	16.5%	15.7%	12.6%	5.6%	3.8%	
DELEGATE AGENCY INITIATIVES										
Total Estimated Funding 2014-18			Total Households 2014-18							
Technical Assistance Centers (Citywide)		\$ 4,500,000								125,000
Community Resource Centers		\$ 3,800,000								90,000
Foreclosure Prevention Housing Counseling Centers		\$ 4,700,000								37,500
Neighborhood Lending Program – Counseling		\$ 1,500,000								12,500
CHDO Operating Assistance		\$ 1,880,000								
TOTAL, DELEGATE AGENCY INITIATIVES		\$ 16,380,000								265,000

EXHIBIT B
2014-2018 FIVE YEAR HOUSING PLAN

See attached.



BOUNCING BACK DRAFT

Five-Year Housing Plan
2014-2018

Rahm Emanuel
Mayor

Andrew J. Mooney, Commissioner
Department of Planning and Development

Letter from the Mayor

The City of Chicago is now and has always been a city of diverse and thriving neighborhoods. Quality housing is a cornerstone for healthy neighborhoods. It is with this in mind that the City of Chicago presents its 2014-2018 housing plan, "Bouncing Back."

As the fifth consecutive five-year housing plan to be issued by the City, the plan identifies issues, presents solutions, and establishes priorities, including the commitment to expand affordability and reduce the burdensome cost of housing on many owners and renters. To this end, the plan outlines the City investment of \$1.3 billion toward the construction, rehab and preservation of more than 41,000 units of housing.

Given the unprecedented housing market decline in the previous decade, from which Chicago and the nation are still emerging, the 2014-2018 plan is different than its predecessors. Developed with the help of more than 120 housing experts, activists, builders and owners, the plan explicitly recognizes that housing is interconnected with economic development, jobs, quality of life, and local land-use issues. The Department of Planning and Development will implement the plan in cooperation with local aldermen as well as public, private, philanthropic and nonprofit partners who will cooperatively leverage effective housing resources for all Chicago residents.

I invite your participation as we build together the strong neighborhoods that support housing growth and diversity in Chicago.

Sincerely,



Mayor



The City of Chicago is committed to building strong neighborhood housing markets that provide affordable options for renters and owners.

BOUNCING BACK

Chicago Five-Year Housing Plan 2014-18

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Draft - Revised January 2014

All graphics and data in this report, unless otherwise stated, are from "Overview of the Chicago Housing Market," which was prepared for the 2014-2018 housing plan by the Institute for Housing Studies (IHS) at DePaul University. Download the full report at <http://housingstudies.org>.

This Plan Is Different

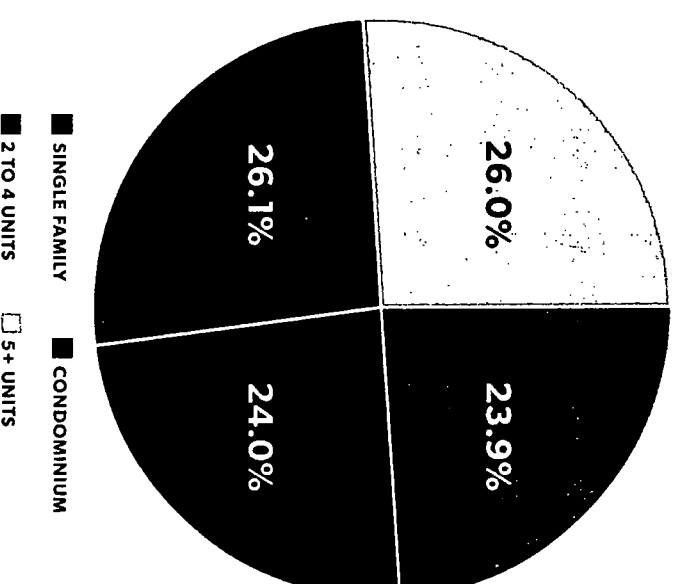
After housing-market collapse, opportunities for new thinking

Over the past 20 years, the City of Chicago has developed four five-year plans that support affordable housing in Chicago. This plan, following an unprecedented housing-market failure, must take a different approach than previous plans.

- **“Discovery” planning** – The City entered this process with a blank slate. We wanted to hear what housing leaders were saying and craft a plan that responded directly to their analysis of challenges and opportunities.
- **Transitional approaches** – The foreclosure crisis and Chicago’s dramatic population decline brought housing activity to an almost complete stop. This is therefore a transitional plan, a pivot toward recovery and an as-yet undefined next phase.
- **Multiple partners** – The City is just one of many contributors in the housing sector. By collaborating with private owners and developers, financial institutions, nonprofit development corporations and community organizations, we can deliver greater impact.
- **Neighborhood-level analysis** – More housing data is available than ever before. We will use that information to target our analysis and strategies to a neighborhood level, forming the basis of a new, sectoral approach.
- **More than housing** – This plan explicitly recognizes that housing is interconnected with economic development, jobs, quality of life, and larger land-use patterns.
- **Declining resources** – Federal, state and local resources for housing and community development have declined substantially over the past five years – and will likely remain at this level or lower over the next five years.

The Department of Planning and Development (DPD) will provide implementation leadership for this plan. It will work with the Mayor’s Office and other City agencies to create incentives, streamline processes, and develop policies that support implementation. DPD also will convene public, private, philanthropic and nonprofit partners to expand resources for housing and increase housing options for all Chicago residents.

Chicago’s housing stock is evenly distributed across four types of buildings



Source: IHS Data Clearinghouse, calculations of data from Cook County Assessor

Vision and Guiding Principles

A vibrant housing marketplace with a wide range of choices

Vision

The City of Chicago will support a vibrant and growing housing marketplace that contributes to the city's economic and social health. Residents and newcomers at all income levels will have a range of housing options in economically and racially diverse neighborhood settings.

Guiding Principles

People of all income levels, in all neighborhoods, should have a range of housing options. All residents should have access to quality affordable housing, including the homeless, the elderly, people with disabilities, and those with other special needs. A commitment to diverse communities and affirmatively furthering fair housing is essential to a healthy, vibrant Chicago.

Chicago's population must grow to drive sustained demand for housing across different types of neighborhoods. Public and private resources will be needed to encourage current residents to stay and invest, previous residents to return, and new residents to move here.

Rebuilding vitality across Chicago's housing markets will require creative and flexible approaches advanced by a diverse set of partners.

One size does not fit all. City neighborhoods have vastly different market conditions. Strategies will be tailored to each community.

Private-sector investment and involvement is a critical component of building the market and providing affordable housing in all types of neighborhoods.

Public investments in housing should be strategically focused to achieve particular goals and to attract the maximum amount of private investment.

The growth of housing in strong markets is of critical importance to the entire city's long-term prospects and to the supply of affordable housing.

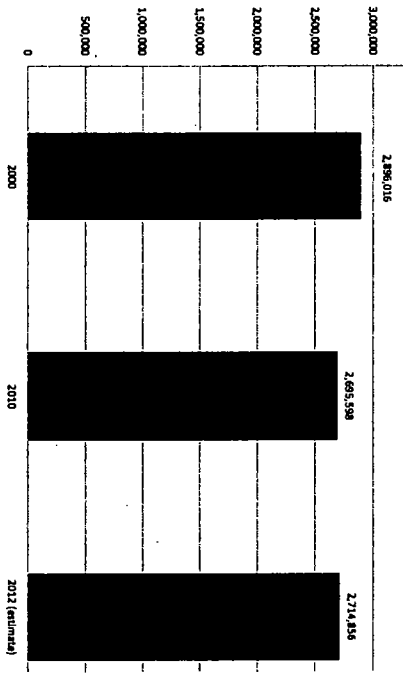
Housing strategies should be coordinated with broader efforts to create safe neighborhoods, good schools, thriving businesses, employment opportunities, healthy communities, transpor-



tation choices and a sustainable environment.

Communication and coordination among City departments, private-sector partners, community-based organizations and agencies that connect residents to affordable and supportive housing is essential to a successful housing strategy.

Chicago lost 200,000 residents between 2000 and 2010, but has seen small gains since then



Source: US Decennial Census, 2000 - 2010 and 2012 US Census Annual Estimates of the Resident Population for Incorporated Places over 50,000

Growth of the overall market is essential to support expansion of affordable options

Seeding a Robust Housing Recovery

After a hard fall, a plan to restart housing growth

This is a plan to rebuild Chicago's housing markets, increase the city's population, and improve the value of properties throughout the city. It is a citywide plan that builds on market forces. It will encourage private-sector activity to drive continued growth in strong areas, while using scarce public resources to jump-start activity in weaker markets.

It will target resources geographically for maximum impact; advance new land-use policies in neighborhoods with large vacant areas; develop new financing programs for housing rehabilitation; encourage innovative re-use options for vacant and abandoned housing; integrate housing development into broader community-development plans; craft policy to make all Chicago neighborhoods great places to live for people at all income levels; and provide affordable housing to the city's most vulnerable residents, including senior citizens on fixed incomes, those at risk of homelessness, and people with special needs.

Responding to the housing collapse

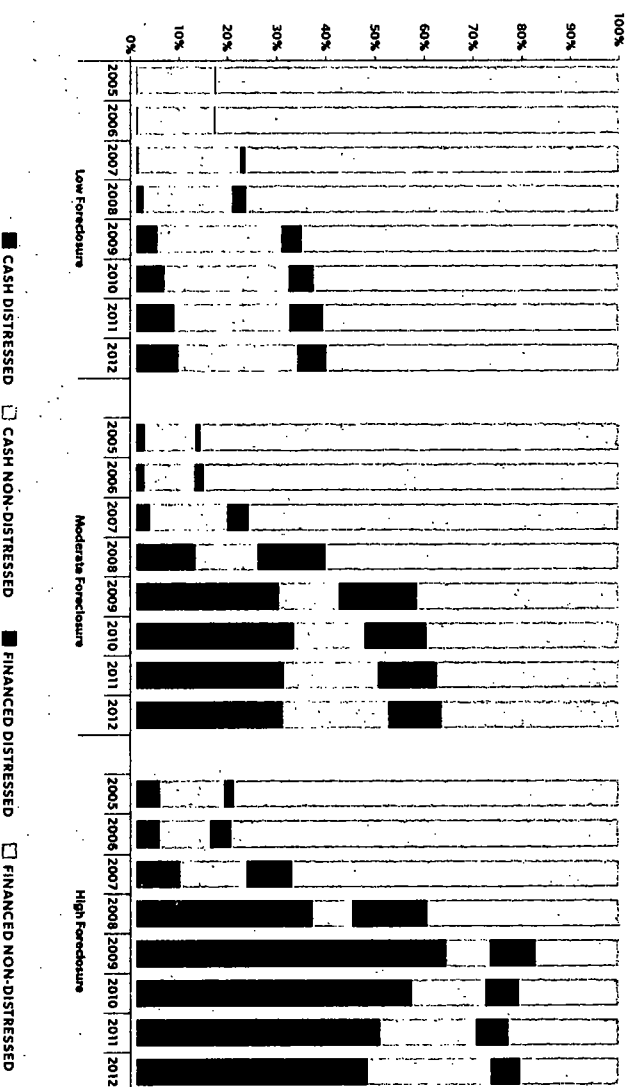
This plan comes after a period of enormous pressures on the Chicago housing market, which hit bottom in 2008 after tens of thousands of foreclosures drove down values and brought market-rate construction to a halt. The downturn was felt across the entire city, and was particularly devastating in a swath of high-foreclosure neighborhoods where thousands of units remain boarded up and empty in 2013.

Analysis by the Institute for Housing Studies at DePaul University found that, in the hardest-hit neighborhoods, about one-fourth of recent non-condominium sale prices between 2005 and 2012 were below \$20,000. Financing has been so restrictive that during 2009 and 2010, more than 60 percent of all sales were classified as "distressed" in high-foreclosure communities. Downtown, the unsold condo inventory topped 8,000 units in 2008, according to Appraisal Research Counselors. Over the following five years, there was not a single new condo conversion in the central city.

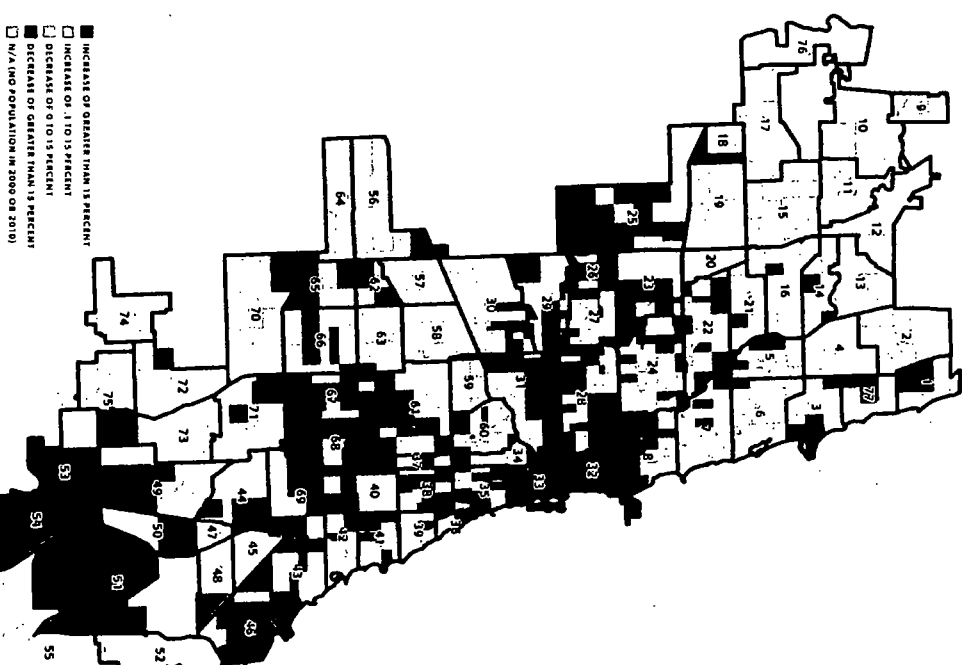


Chicago's loss of more than 200,000 people between 2000 and 2010 contributed to reduced demand across most of the city. Building permit activity, which peaked at about 15,000 units in 2006 and 2007, fell to less than 1,300 in 2009. The number of property sales fell by 50 percent or more over the same period, and with financing unavailable or difficult to arrange, the proportion of cash sales increased from 20 percent to more than half, according to the DePaul research. Even in 2013, mortgage markets are active only in the central city and portions of the North, Northwest and Southwest Sides. In neighborhoods with high foreclosure rates and weak markets, the majority of sales are for cash.

Federal allocations for construction and preservation of housing have fallen in each of the past five years, but the City has maintained its commitment to affordability and innovation. It has funded creation or preservation of more than 40,000 units of housing; provided counseling and other assistance to nearly 44,000 families facing foreclosure; created promising new mixed-income and mixed-use communities where dense, poverty-stricken high-rises once stood; and supported assistance with home repairs to help low- and moderate-income families stay in their homes.



Many neighborhoods have lost population, but some are growing again



Source: U.S. Decennial Census, 2000 and 2010

A modest comeback

The overall housing market in Chicago remains weak, but some areas turned the corner in 2012. The central city now has 6,200 new rental units in the pipeline and the condominium backlog has shrunk to 750 units or less. Single-family and condo construction has restarted in areas around the Loop and in some North Side neighborhoods, after five years of little new-start activity. In October 2013, the median sale price for a single-family home was \$218,500, up almost 25 percent from a year earlier, according to data from the Illinois Association of Realtors. Condo prices during the same period increased almost 24 percent.

Downtown has been the strongest engine for growth, powered by an expanding college-student population and continued demand by professionals and empty nesters to live and work in the central city. Thanks largely to this central-city growth, Chicago has added about 19,000 residents since the 2010 Census, and growth is expected to continue in the longer term. Under its Preferred Regional Scenario, the Chicago Metropolitan Agency for Planning (CMAP) projects a 14 percent increase in the city's population – an additional 380,000 residents – by 2040.

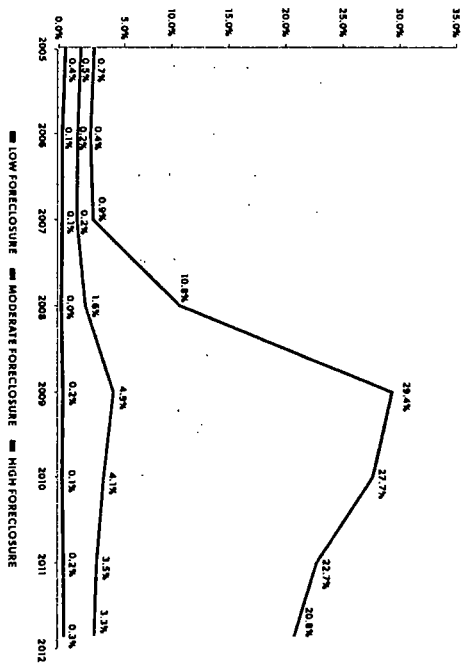
But over the shorter term, housing growth will be modest. The most optimistic predictions by Applied Real Estate Analysis put new housing production through 2019 at 6,770 units a year, citywide. If current trends continue, about half of those new units would be in the central city or strong North Side neighborhoods, leaving most other neighborhoods with little growth. If economic conditions are weak, housing production citywide could be very low, at just 936 units per year in the most pessimistic scenario, and 3,426 at the mid-range.

Planning for growth

This plan lays out strategies to achieve the maximum amount of growth, not simply in strong areas, but across all types of markets. It is a long-range, comprehensive blueprint for creating stronger neighborhoods and robust housing markets.

Housing and economic growth support each other. As more residents move into a neighborhood, they create additional demand for goods and services, which supports local and regional retail markets. Higher levels of housing occupancy also support reinvestment in existing apartment buildings and construction of new housing, which creates construction and maintenance

About one-fifth of housing sales in high-foreclosure neighborhoods are for less than \$20,000 . . .



Source: IHS Data Clearinghouse, calculations of data from Record Information Services, Cook County Recorder of Deeds via Property Insight, Cook County Assessor

... and most sales are 'distressed' and for cash

jobs in addition to more local spending. A growing population also increases the collection of property taxes, real estate transfer taxes and sales tax, which will support quality government services and reinvestment in infrastructure.

This plan will encourage existing residents to stay and invest in Chicago while attracting new residents of all income levels and walks of life. It seeks to:

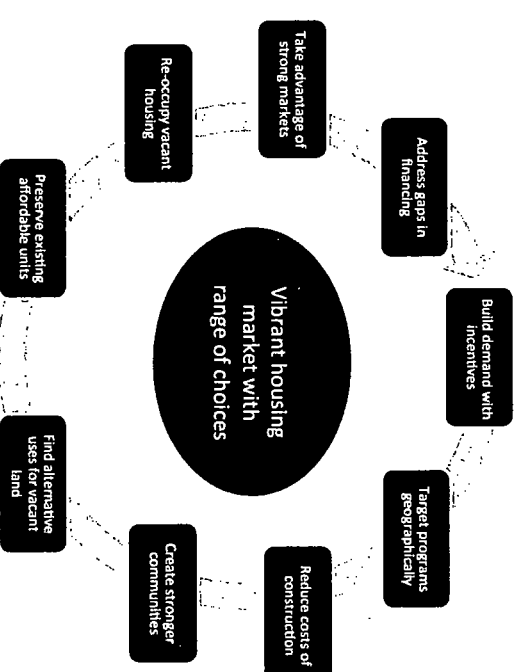
- Attract high-income, high-skill residents who move to Chicago for jobs in growth sectors such as technology, engineering, finance and health care.
- Attract residents with low to moderate skill levels to fill jobs in Chicago's broadly mixed economy, including the hospitality, retail, logistics, service, warehousing and manufacturing industries.
- Attract immigrants from around the world.
- Create attractive housing opportunities in neighborhoods that now have vacant homes and weak rental and ownership markets.
- Create opportunities for the City to partner with business, lending, real estate, civic, nonprofit and advocacy communities to grow and improve Chicago.

Addressing different types of markets

This plan recognizes that conditions in Chicago's housing markets differ dramatically depending on location, neighborhood conditions and local income levels. The City's investment and strategy decisions will be place-based, driven by a neighborhood "sectoral approach" in which markets are defined as strong, stable, transitional or weak. In our weakest and transitional markets, City investments and policy will focus on increasing demand and boosting housing value; in stable markets, supporting continued investment; and, in the strongest markets, maintaining strength while expanding availability of affordable housing.

Housing markets shift and change with regularity. Generally, however, strong markets are characterized by strong demand, low vacancies, easily available financing, and readily-available neighborhood-level amenities. Stable markets are characterized by stable or growing

An integrated strategy will produce more impact at less cost



Some strategies will work in all types of markets; others are tailored to weaker or stronger conditions

demand, relatively low vacancies and available financing, and some affordable housing. Transitional markets are characterized by a large supply of affordable housing, uncertain demand, high vacancy rates, with financing difficult to obtain. Weak markets have little to no demand, financing that is difficult to obtain, high vacancies, a significant number of vacant lots and abandoned properties, and few neighborhood amenities.

Application of the sectoral approach is suggested in the chart on the following page. The maps on subsequent pages show demographic and housing-market data. The key at right shows the numbers used on the maps to represent official Chicago Community Areas.

DRAFT

Maps use numbers for each community

CHICAGO COMMUNITY AREA

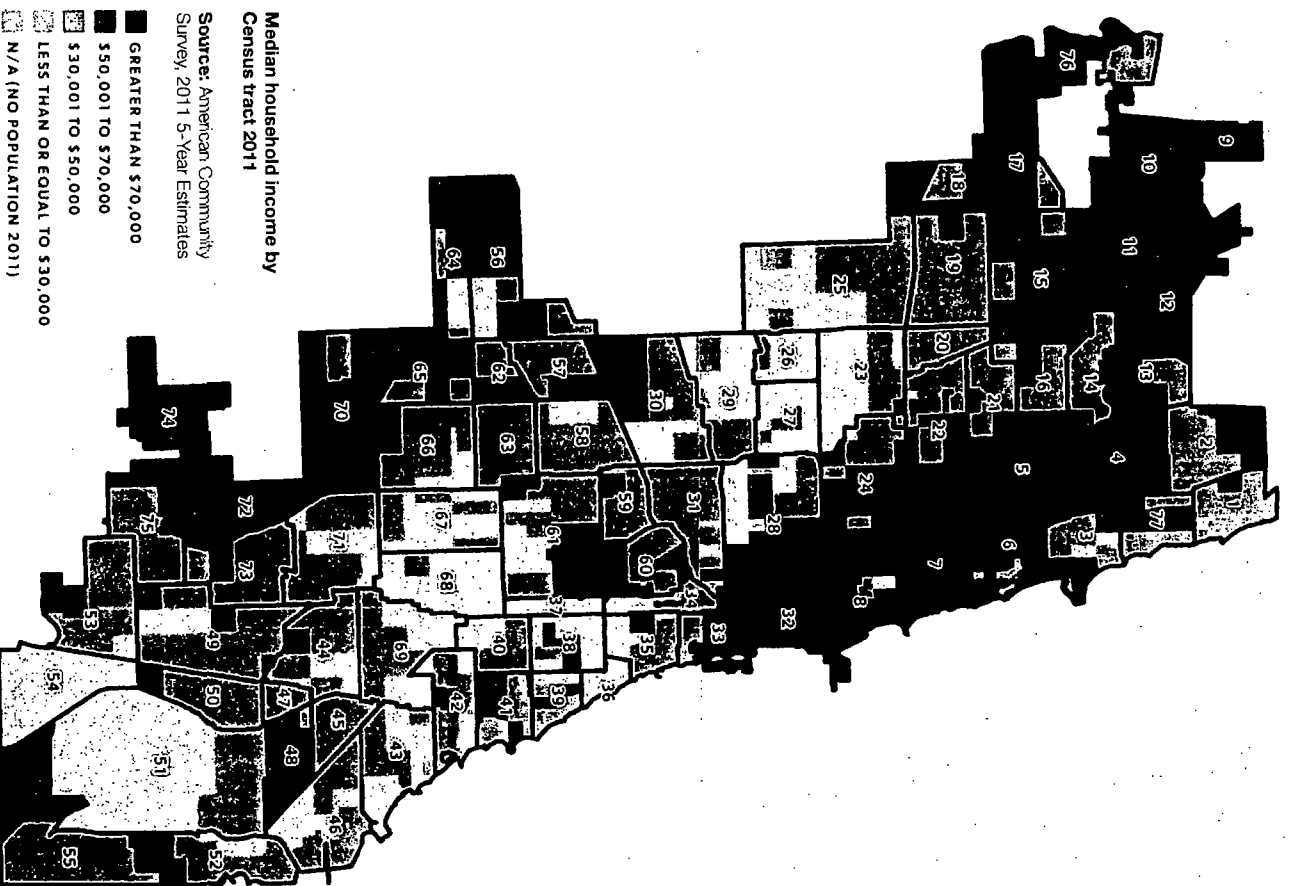
1 Rogers Park	40 Washington Park
2 West Ridge	41 Hyde Park
3 Uptown	42 Woodlawn
4 Lincoln Square	43 South Shore
5 North Center	44 Chatham
6 Lake View	45 Avalon Park
7 Lincoln Park	46 South Chicago
8 Near North Side	47 Burnside
9 Edison Park	48 Calumet Heights
10 Norwood Park	49 Roseland
11 Jefferson Park	50 Pullman
12 Forest Glen	51 South Deering
13 North Park	52 East Side
14 Albany Park	53 West Pullman
15 Portage Park	54 Riverdale
16 Irving Park	55 Hegewisch
17 Dunning	56 Garfield Ridge
18 Montclare	57 Archer Heights
19 Belmont Cragin	58 Brighton Park
20 Hermosa	59 McKinley Park
21 Avondale	60 Bridgeport
22 Logan Square	61 New City
23 Humboldt Park	62 West Elsdon
24 West Town	63 Gage Park
25 Austin	64 Clearing
26 West Garfield Park	65 West Lawn
27 East Garfield Park	66 Chicago Lawn
28 Near West Side	67 West Englewood
29 North Lawndale	68 Englewood
30 South Lawndale	69 Greater Grand Crossing
31 Lower West Side	70 Ashburn
32 Loop	71 Auburn Gresham
33 Near South Side	72 Beverly
34 Armour Square	73 Washington Heights
35 Douglas	74 Mount Greenwood
36 Oakland	75 Morgan Park
37 Fuller Park	76 O'Hare
38 Grand Boulevard	77 Edgewater
39 Kenwood	

Strategy implementation by type of neighborhood market

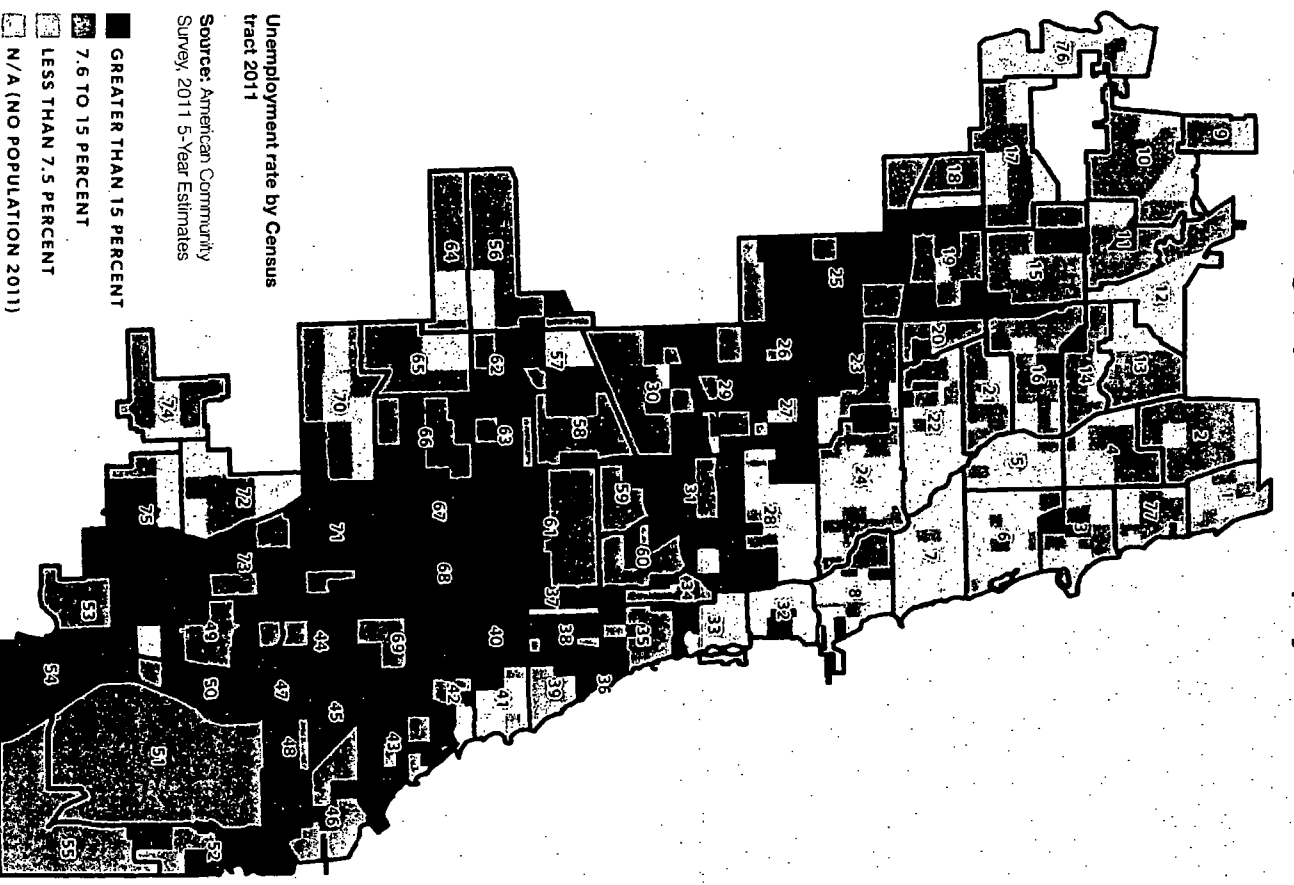
#	Strategy	Weak	Transitional	Stable	Strong
2	Financing the Pump				
2.1	Encourage financial institutions to expand lending in neighborhoods	x	x	x	x
2.2	Expand funding sources	x	x	x	x
2.3	Fully leverage the community of non-subsidized owners	x	x	x	x
2.4	Continue foreclosure prevention, response programs	x	x	x	
2.5	Market neighborhoods as great places to live	x	x	x	x
2.6	Coordinate with other City departments and related agencies	x	x	x	x
2.7	Make full use of Chicago's housing tools and programs	x	x	x	x
2.8	Continue to lead in creating and improving local, state and federal policy	x	x	x	x
3	Engaging Neighborhoods				
3.1	Target investments geographically to increase impact	x	x	x	
3.2	Coordinate with neighborhood organizations	x	x	x	
3.3	Develop a program to reuse vacant land and single-family homes	x	x		
3.4	Streamline and expand disposition strategies for city-owned vacant land	x	x		
3.5	Assemble buildings and land for redevelopment	x	x		
3.6	Support the stock of two- to four-unit buildings	x	x	x	x
3.7	Promote fair housing	x	x	x	x
4	Supporting Owners and Renters				
4.1	Commit to preserve and build affordable rental housing	x	x	x	
4.2	Protect affordability for Chicago's most vulnerable	x	x	x	x
4.3	Boost housing sales with homebuyer supports and incentives	x	x	x	
4.4	Create new homebuyers and support existing homeowners	x	x	x	x
4.5	Reduce development costs	x	x	x	x
5	Land Use Policies				
5.1	Promote denser housing development near transit	x	x	x	x
5.2	Adapt vacant land for urban ag, greenways, storm-water	x	x		

As an example, to create new homebuyers and support existing homeowners, the City will fund pre- and post-purchase counseling and foreclosure prevention programs in all neighborhoods

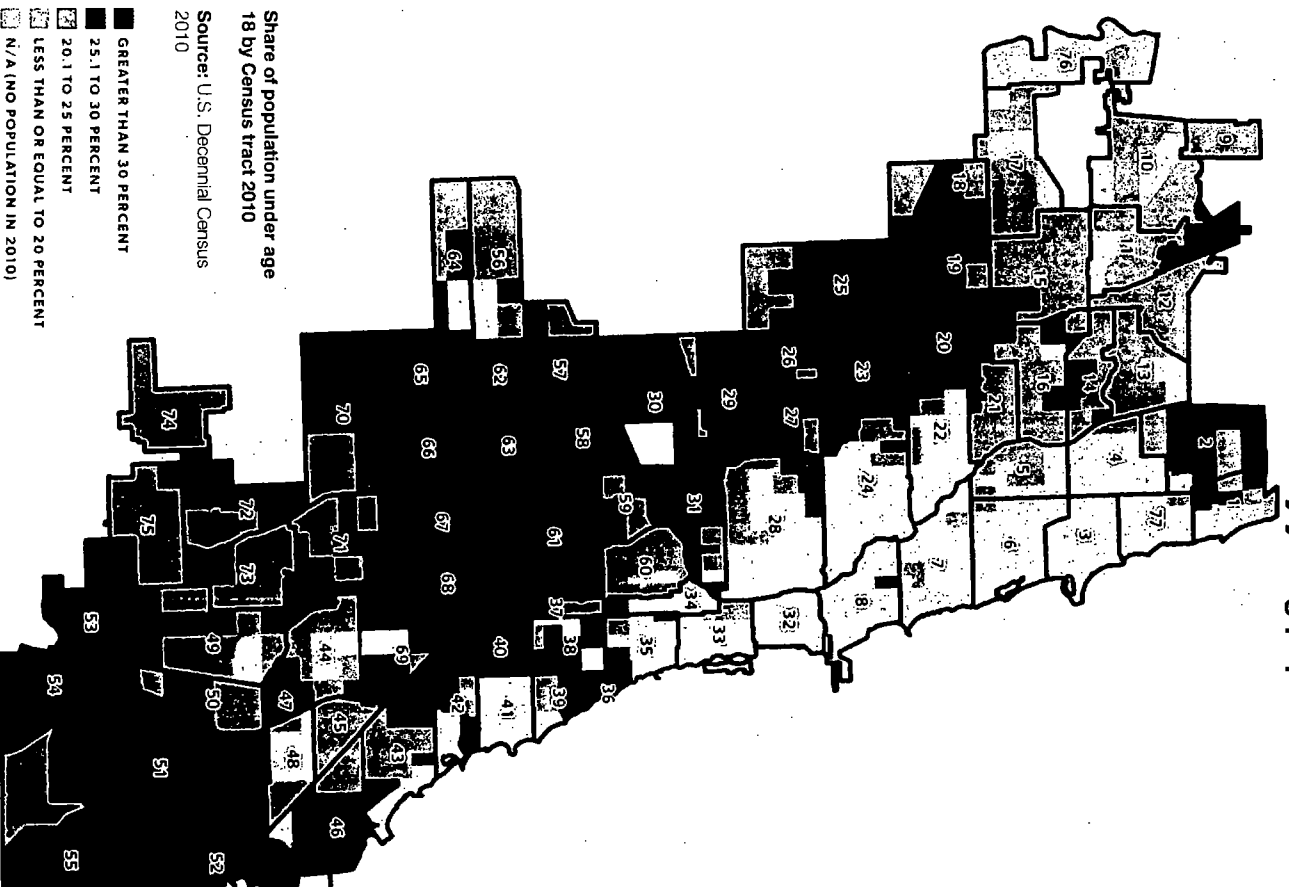
Neighborhoods show wide disparities in income . . .



and corresponding disparities in unemployment rates



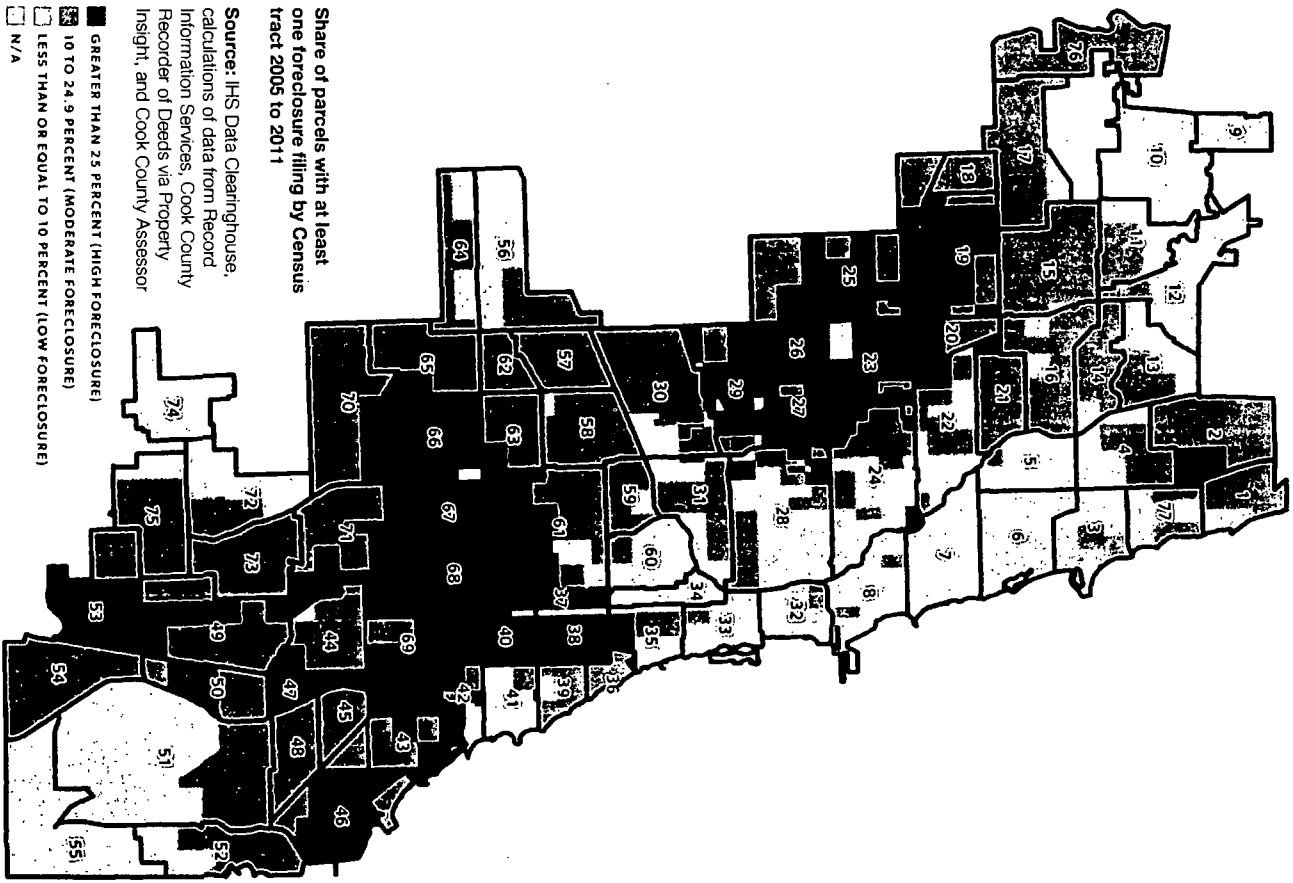
Some communities have relatively young populations . . .



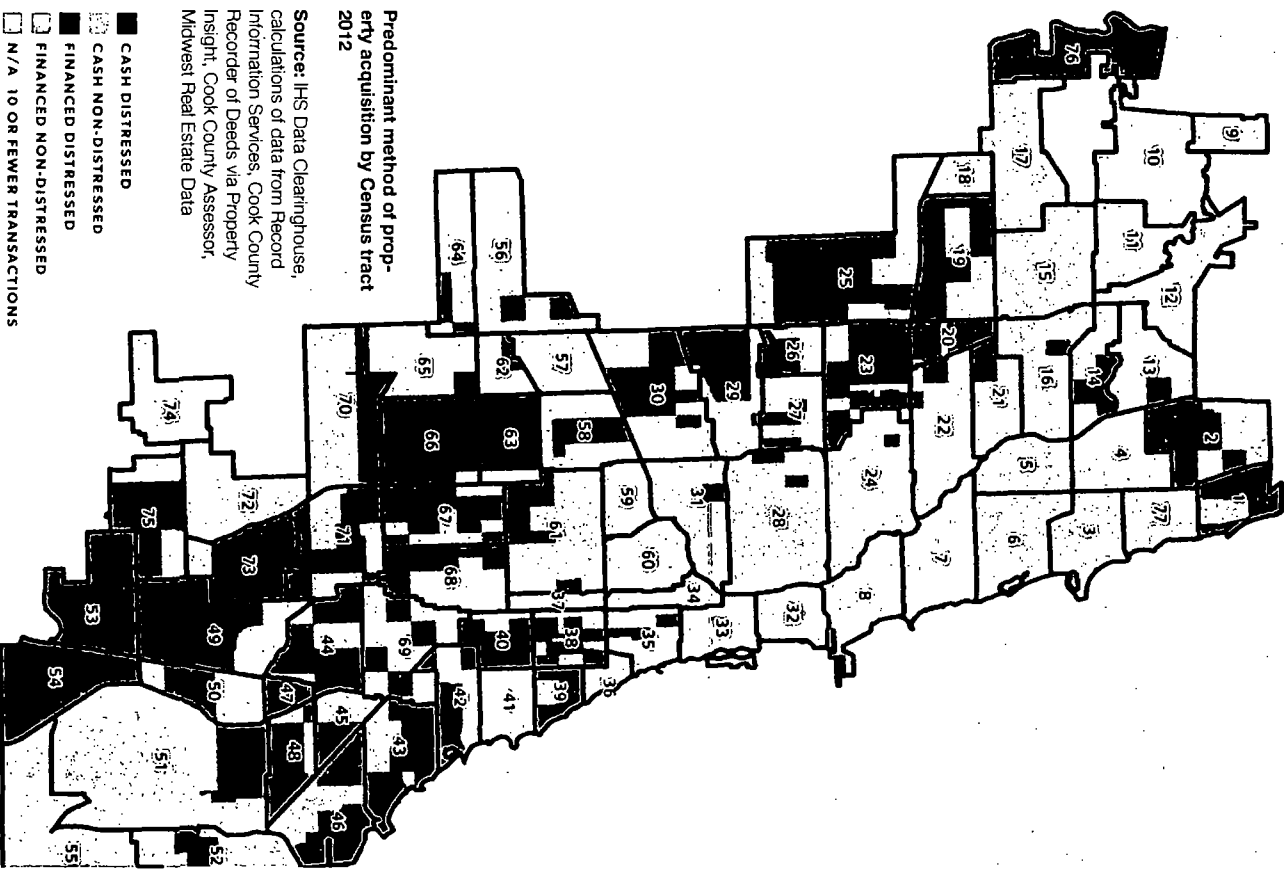
and others have large numbers of older residents



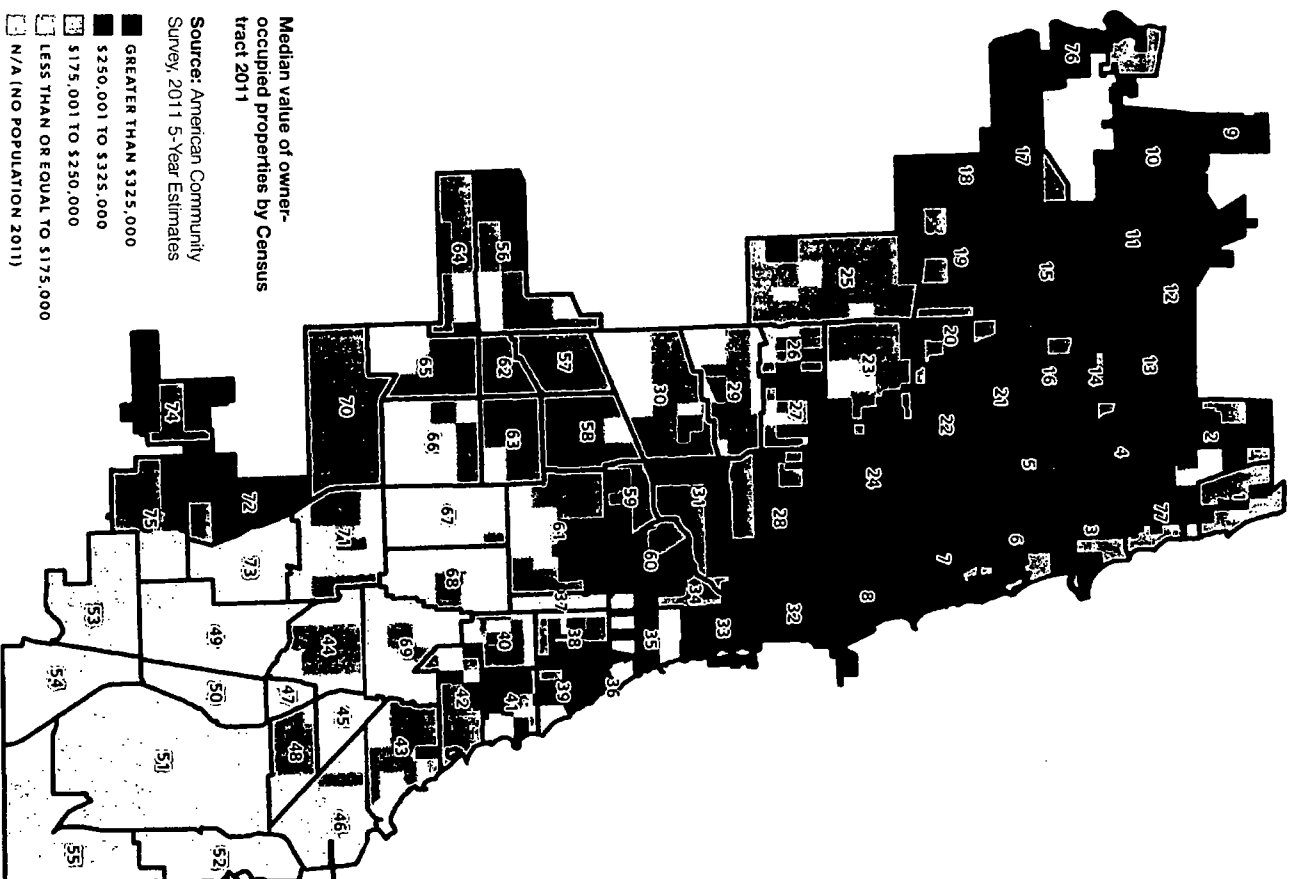
Foreclosure filings affect some areas more than others . . .



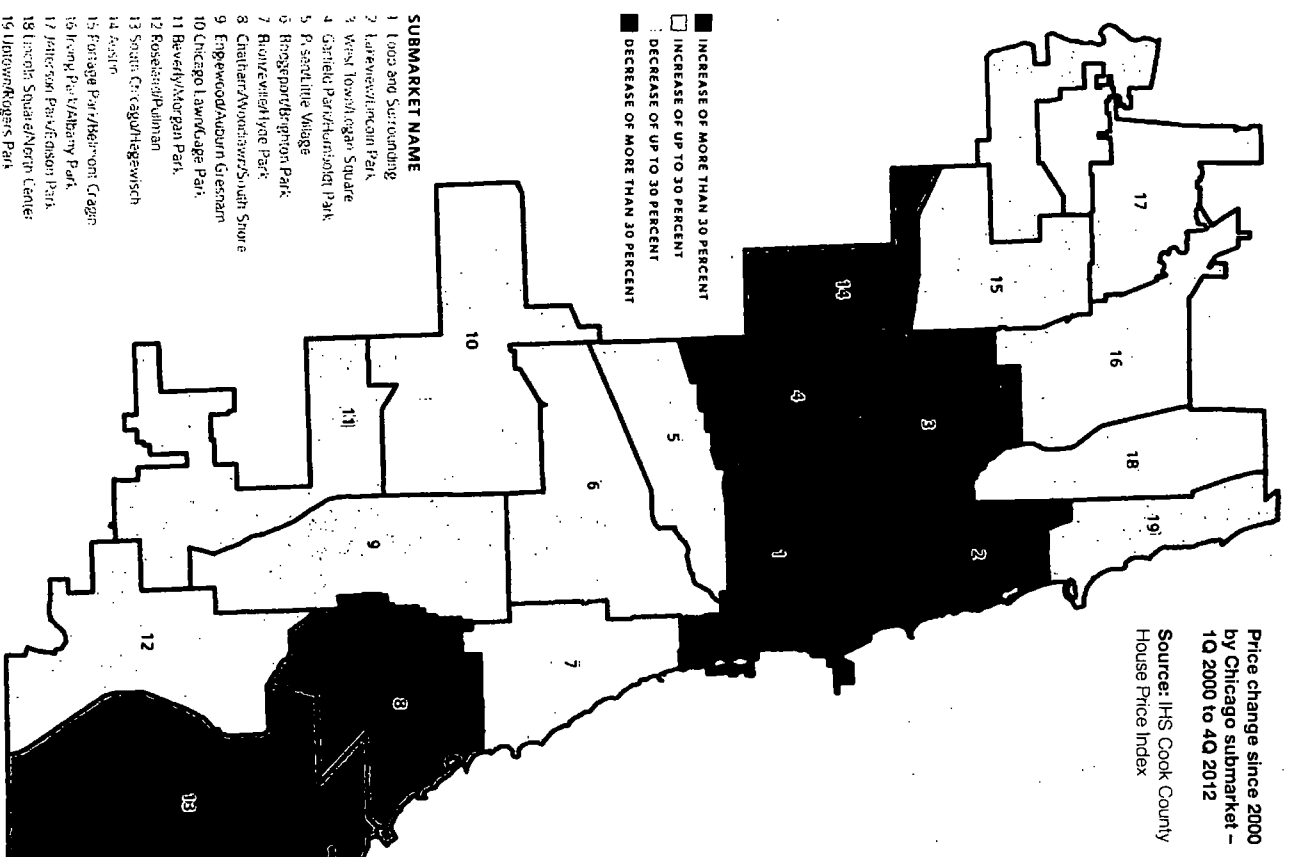
and correlate with high levels of cash-distressed sales



Home values also vary across neighborhoods



Values have risen in some areas but fallen in others



Priming the Pump

Some approaches can lift housing across city

Rebuilding demand for housing will require diverse strategies that depend on the type of housing (rental vs. ownership), neighborhood locations, relative strength or weakness of local markets, proximity to transit nodes, and other factors. But some strategies apply to the entire city and all types of markets. They are presented first because they can have a broad and deep impact, while providing support to related strategies in other sections.

2.1 Encourage financial institutions to expand neighborhood lending

Lack of access to private capital is one of the largest barriers to the preservation of existing housing and re-occupation of empty units. Lack of capital also discourages large-scale acquisition of distressed units at today's reduced prices, which could help Chicago address its deficit of affordable units. The City will expand its partnerships with banks and financial institutions to encourage investment in three main areas:

- Increased private-market lending activity, with a particular focus on commitments by banks to lend in low- and moderate-income neighborhoods where markets are weak;
- Continued investment by Chicago-area Community Development Financial Institutions, which are well positioned to deploy capital into underserved markets and to support projects with low potential for profit;
- Continued support of Community Development Corporations; and
- Contributions by banks to a Down Payment Assistance Program to jump-start home sales in markets that have not yet experienced housing recovery (see Strategy 4.2).

2.2 Expand funding sources

New-construction affordable housing cannot typically be built without some form of subsidy because development costs cannot be supported by affordable rents alone. To address shrinking federal sources of housing dollars, the City will fine-tune its existing housing programs and develop new funding sources to support affordable housing in all types of markets. It will:



- Convene a committee to consider updates to the Affordable Requirements Ordinance (ARO) that respond to opportunities in the current development market and create additional affordable units and/or increased fees paid into the Affordable Housing Opportunity Fund. Per the existing ordinance, DPD will adjust the ARO in-lieu fee based on the Consumer Price Index in 2014, and will continue to adjust the fee annually.
- Pursue creation of a long-term, dedicated funding source that enables the Chicago Low-Income Housing Trust Fund to continue support for rental assistance to low-income households

2.3 Fully leverage the community of non-subsidized owners

One of Chicago's strongest assets in housing preservation is its deep well of experienced small- and medium-sized owners and operators who do not use subsidy programs. Chicago's housing sector reflects the national picture, where more than three-fourths of all affordable rental housing is provided by non-subsidized operators, according to the Joint Center for Housing Studies at Harvard University. Respecting the contributions of these businesses, and helping them get their work done, will be a City priority. To encourage these owners to invest in weak and transitional markets, the City will provide streamlined services such as technical assistance, tax incentives and access to dedicated sources of financing. DPD will continue to work with the Department of Buildings and the Mayor's Innovation Delivery Team to streamline the building inspections process. The City will also work with lending institutions and intermediaries, such as LIHC Chicago, Community Investment Corporation, Neighborhood Housing Services, IFF and Chicago Community Loan Fund, to increase the amount of capital available to these owners for reinvestment in their buildings (Strategy 2.1).

2.4 Continue foreclosure prevention and response programs

Despite a slowdown in foreclosure activity since its peak in 2008-09, many neighborhoods are still severely impacted by foreclosures, boarded buildings, onerous mortgage burdens, and the prospect of new foreclosure filings. With funding from the Illinois Housing Development Authority's Illinois Foreclosure Prevention Program Fund, the City will continue to support HUD-certified housing counseling agencies to provide foreclosure prevention counseling to homeowners, and will work with other housing-counseling organizations, banks and mortgage institutions to stabilize fragile housing markets. The City is also increasing post-purchase

The bulk of the city's affordable housing is provided by private owners without subsidy

homeowner counseling to reduce future foreclosures (see Strategy 4.4).

2.5 Market neighborhoods as great places to live

As targeted investments improve the quality of life in neighborhoods, citywide promotion of housing options can help bring new residents to weak and transitional areas as well as strong and stable communities. The City and its partners – including civic and business organizations, developers, Realtors and others – can work together to utilize existing private and public marketing tools, including the City website and homebuyer fairs, to highlight the unique qualities of different neighborhoods including low housing costs, new housing and retail development, access to transit, historic sites, recreation areas, specialty retail, access to health resources and opportunities for a healthy lifestyle, and improved schools. Marketing would be targeted to a range of audiences including investors, professional and tech workers downtown, immigrant communities, first-time homebuyers, new residents and long-time Chicagoans who are looking for a new place to live.

2.6 Coordinate City Departments and related agencies

Many City departments have a hand in creating strong, healthy housing markets, and DPD will continue to strengthen its relationships and coordinate activities with sister City departments. Other agencies that administer federal funds also coordinate with DPD, and DPD will continue to participate on the Interagency Council of the Preservation Compact to collaborate on the preservation of individual properties, and to create more consistent and streamlined processes across city, state, and federal agencies.

In addition, Chicago has a number of plans and initiatives that address land use, economic development and other neighborhood issues, including:

- City of Chicago's Five-Year Housing Plan;
- Chicago's Plan 2.0 to End Homelessness;
- Chicago Housing Authority's Plan Forward;
- Cook County Land Bank Authority.

Brief descriptions of each of these are included in the Appendix.

**Coordination can reduce duplication and
create greater impact**

Coordination of resources among active plans, and communication to all implementation partners involved, will provide opportunities for greater impact while reducing duplication of effort. DPD, through the Chicago Low Income Housing Trust Fund, supports Plan 2.0 by providing rental assistance for nearly 1,300 formerly homeless families or individuals, or those who have been in danger of becoming homeless. In addition, DPD's current multi-family rental housing pipeline, which allocates project funding through 2016, is scheduled to fund almost 800 new or rehabbed units of supportive housing. DPD supports CHA's Plan Forward through allocation of a variety of funding sources to the creation of CHA units, including HOME and CDBG funds, tax credits, bonds, City land, and other sources.

Communication and coordination should extend to private-sector partners, community-based organizations and agencies that connect residents to affordable and supportive housing.

2.7 Make full use of Chicago's housing tools and programs

Chicago has an impressive array of public and nonprofit programs that provide subsidies, technical assistance, training, housing referrals and other services that help create and fill housing. Some dormant programs related to abandonment and property acquisition may have value in today's context, and some active programs might be revised to better target scarce resources. Promising areas include:

- Energy-efficiency programs that reduce costs for homeowners, renters and landlords.
- The Troubled Buildings Initiative, which helps identify buildings that need repairs or attention and provides mechanisms for improvements.
- The Vacant Building Registry and demolition programs run in partnership with the Department of Buildings, which return distressed and dangerous buildings to productive use.
- The Micro Market Recovery Program (MMRP), which concentrates the City's revitalization efforts on targeted neighborhood blocks to stabilize tenure and increase investment.
- The Neighborhood Stabilization Program (NSP), which provides for the purchase and rehab of vacant, foreclosed homes in targeted areas.

The City will refine its array of housing programs to make them more effective

- The TIF Single Family Purchase Rehab program, which funds the conversion of vacant and foreclosed properties into affordable owner-occupied homes.
- The TIF Multi-Family Purchase Rehab program, which funds the conversion of vacant and foreclosed properties into affordable rental units
- The Affordable Requirements Ordinance, which could be refined to generate more affordable units in market-rate developments, helping the City create and sustain mixed-income communities.
- Other programs and powers such as the Distressed Condo Act, Slum Nuisance Forfeiture, receiver liens and the state's Tax Reactivation Program, which allow public entities or private buyers to purchase properties and return them to active housing uses.
- In 2013, Mayor Rahm Emanuel signed into law the Keep Chicago Renting Ordinance, which requires relocation assistance to be provided to renters in certain scenarios where a rental property is under foreclosure but has not resold.

A full listing of the city's housing programs is in the Appendix.

2.8 Continue to lead in creating and improving local, state and federal policy

The City has long been a leader in originating and advancing policy that addresses the lack of access to or supply of affordable housing; and will continue to play that role, working with partners on issues such as reforms to the Community Reinvestment Act; rules related to Fannie Mae, Freddie Mac and the Federal Housing Authority; promotion of fair housing; and other issues as they arise. The City will continue to advocate for funding for housing programs at the state and federal levels.

3

Energizing Neighborhoods

Community development and housing support each other

A major factor in demand for housing is the quality of life in the surrounding community. By investing public and private resources in neighborhoods to make them safer, more attractive and more filled with amenities such as shopping and culture, more people will want to live in those neighborhoods. Housing demand can be increased, new investment attracted, and Chicago's population will grow.

3.1 Target investments geographically to increase impact

The City will concentrate its limited amount of public resources in targeted areas to rebuild weak and transitional markets and attract private, non-subsidized development. The City will expand on existing targeted programs including the Micro-Market Recovery Program, which is active in weak and transitional markets. The City will also embed housing priorities within the Chicago Neighborhoods Now submarket plans that are under development for the entire city, to ensure that housing developments are coordinated with other capital investments such as retail, manufacturing, transportation, open space and schools.

3.2 Coordinate with neighborhood organizations

Community-based nonprofit organizations and community development corporations have made major contributions to neighborhood stability and growth, often by managing comprehensive, multi-strategy efforts that address not only housing development, but safety, education, health, job skills and retail development. These established partners help implement housing-related programs and strategies that reflect neighborhood needs and culture. The City will continue to encourage private support of these organizations, as noted in Strategy 2.1, and provide direct support by funding a wide-ranging network of citywide and community-based delegate agencies, as resources allow.

3.3 Pilot a program to reuse vacant land and/or single-family homes

In the 1970s and 1980s, Chicago and other cities with large numbers of empty homes facilitated transfer of properties to qualified new owners who agreed to occupy and reinvest in the



homes. With proper screening for participants, and with neighborhood partners who would support the new owners, this program could bring new life and increased income diversity to targeted areas that now have many vacant homes or lots. This program could provide an outlet for properties assembled under the proposed acquisition program in Strategy 3.4, in partnership with the Cook County Land Bank Authority.

3.4 Streamline and expand disposition strategies for city-owned vacant land

The City owns more than 8,000 parcels of land zoned for low-density residential use. This inventory has grown in recent years because of foreclosures and abandonments, with holding costs exceeding \$800,000 per year. Previous efforts to sell individual parcels have been slow and met with limited success. To create a market for these properties and efficiently dispose of them, the City will seek to:

- Expand the Adjacent Neighbors Land Acquisition Program (ANLAP) to include a Large-Lot Residential Program that allows building owners to procure multiple adjacent city-owned lots for use as gardens and side yards. This could create unique housing districts with much larger lots than are available in the rest of the city.
- Develop a 1,000-parcel pilot program that would reduce prices and streamline the land sales process across multiple neighborhoods in 2014-15, in an effort to get City-owned lots in the hands of as many homeowners as quickly as possible.

3.5 Assemble buildings and land for redevelopment

The City has programs and legal powers that allow it to acquire vacant lots and properties and transfer them to responsible owners. The City will continue to identify appropriate properties (by location, market potential, and long- or short-term use), and develop a system to acquire them, clear their titles and liens, and find the resources necessary to reactivate the properties. This activity will be coordinated with the Micro Market Recovery Program areas, where concentrated redevelopment efforts are already occurring.

Where large tracts of vacant land are adjacent to major railroads, highways or industrial areas, the City will explore the feasibility of land assembly and conversion to generate jobs and economic activity.

Putting vacant land and buildings back to use will create stronger neighborhoods and more tax revenue

Concentrating public resources to leverage private investment is central to this plan

- Assemble land for industrial or commercial use in areas boxed in by railroads, highways or industry.
- Provide land and basic infrastructure to attract new industrial or commercial construction in small industrial or technology parks adjacent to universities, job centers or transit.

Properly sited, these types of re-use can encourage investment in adjacent neighborhoods, reduce unemployment and support demand for local housing. This program will work in partnership with the Cook County Land Bank Authority.

3.6 Support the stock of two- to four-unit buildings

Buildings with two to four units comprise about 38 percent of the City's rental stock, and were hit particularly hard by foreclosures. Many neighborhoods are now struggling with these distressed buildings. Redeveloping buildings will put vacant units back to productive use and revitalize neighborhoods. The City will continue to participate in The Preservation Compact, which has a working group to research and make recommendations about ways to rehab and reuse distressed two- to four-unit buildings. In markets stable enough to attract homeowners, the City will work with partners to encourage owner-occupants to purchase and rehab buildings directly. In weaker markets, including MMRP areas, the City will encourage responsible rental and for-sale investors to acquire concentrated groups of buildings, and help connect investors to partners with appropriate financing mechanisms.

3.7 Promote fair housing

While the City has undertaken a number of new and exciting initiatives to preserve and build affordable rental housing, it is also important that access to this housing be open to all. The Chicago Fair Housing Ordinance, one of the strongest in the nation, provides enforcement powers to assure full and equal opportunity for all residents to obtain fair and adequate housing for themselves and their families. It is critical that the Commission on Human Relations continues to aggressively enforce the Chicago Fair Housing Ordinance.

A special focus will be to preserve buildings with two to four units

Supporting Owners and Renters

Building demand, preserving units are key

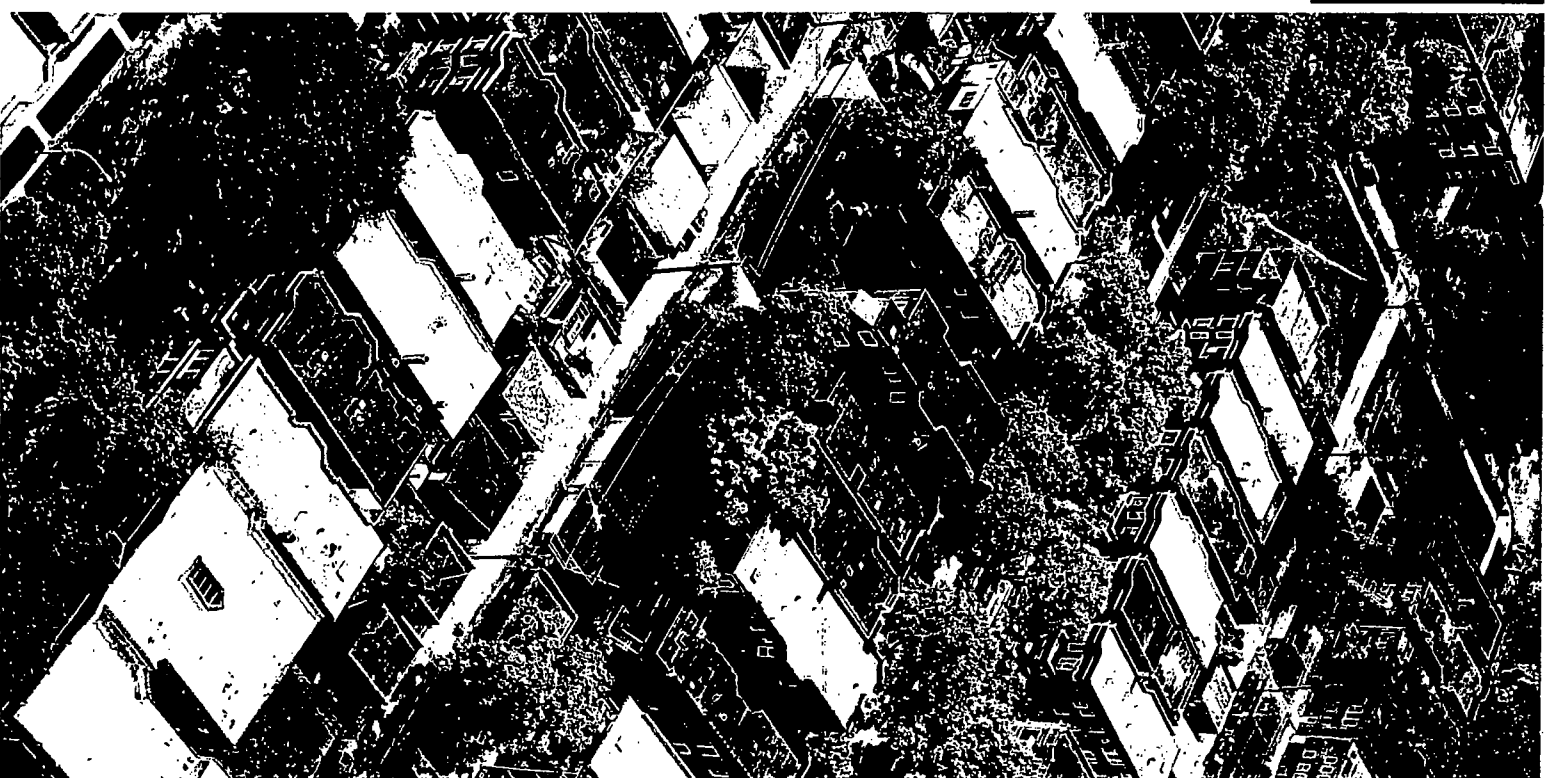
Reflecting national trends, the City of Chicago homeownership rate decreased to 44.2 percent in 2011, down from a peak of 49.9 percent in 2007, according to DePaul University research. Chicago lost more than 59,000 ownership households from 2007 to 2011, while rental households during the same period grew by more than 51,000 units.

Major factors in the shift include foreclosures, which forced owners to become renters, and the related tightening of credit, which made mortgages unattainable for many households with modest incomes or weak credit ratings. Even if some of the earlier gains in homeownership were unsustainable – driven by often-predatory sub-prime mortgage practices – there is still potential for recovery in homeownership levels and attraction of new homeowners from outside the city. This is especially true for Chicago's traditional communities of single-family homes, bungalows and two-flats, many of which have been hard-hit by the housing collapse.

Rental housing is an equally important contributor to the city's economic vitality and growth. By providing a wide range of housing sizes, locations and prices, the rental market encourages in-migration by people of all income levels and allows mobile flexibility for existing residents.

Chicago's rental markets today show a remarkably mixed picture. In the central city, new rental production from 2010 to 2014 is expected to average about 1,800 units per year, mostly at prices affordable only to middle- and upper-income tenants. Across the rest of the city, very little new rental housing is being built, even though demand for affordable units exceeded supply by about 118,000 households in 2011, according to American Community Survey data.

The primary barriers to reinvestment in existing rental units and development of new ones are lack of ready financing, costs of rehab and construction, and inability of residents to pay market rental rates. The Joint Center for Housing Studies at Harvard University has estimated that 28.6 percent of renters in Chicago are "severely burdened," spending more than 50 percent of income on housing.



4.1 Commit to preserve and build affordable rental housing

The bulk of the City's housing resources, especially federal dollars, are specifically targeted to affordable rental housing. Some government-assisted buildings with expiring use restrictions and project-based Section 8 contracts are stable, while others may be at risk due to strengthening markets and other concerns. DPD will continue to work with owners, community groups and The Preservation Compact to monitor these properties and coordinate preservation efforts.

One of the most efficient ways to provide affordable housing is to improve and preserve existing buildings. The City will continue to support programs such as the Troubled Buildings Initiative, the Energy Savers Fund, the Multi-Unit Affordability through Upfront Investment (MAUI) program, the Tax Increment Financing-Neighborhood Improvement Program (TIF-NIP), and the TIF Purchase Rehab Program. The City supports proposed tax incentives to encourage owners to rehabilitate and retrofit rental buildings while keeping units affordable.

4.2 Protect affordability for Chicago's most vulnerable

The City will work to expand the number of affordable units available across different types of markets, with special attention to renter populations at the lowest income levels and those that require supportive services.

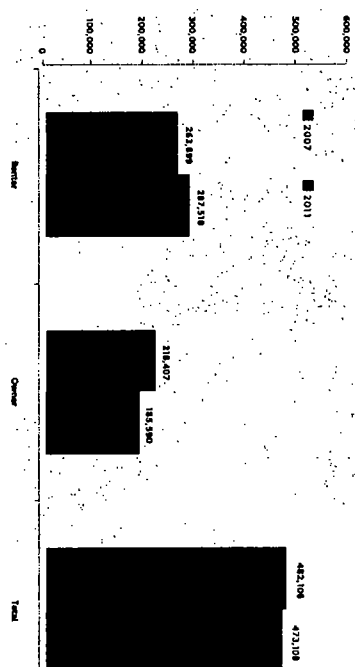
The City will continue to work with the Chicago Low-Income Housing Trust Fund, which provides homes for more than 2,700 of the city's most-at-risk individuals and families each year, to fund its efforts and aid it in securing a long-term source of funding. The City will support construction of supportive housing units through the City's multifamily affordable housing program, and will report on the number of units created for people with disabilities. The Keep Chicago Renting Ordinance, approved by the City Council in June 2013, will protect renters housed in buildings whose owners are in foreclosure. The City will also pursue new sources of funding for affordable units, as outlined in Strategy 2.2.

4.3 Boost housing sales with buyer supports and incentives

Modest incentives and supports can help drive buyer demand for existing housing. Examples that could serve as models for new programs are:

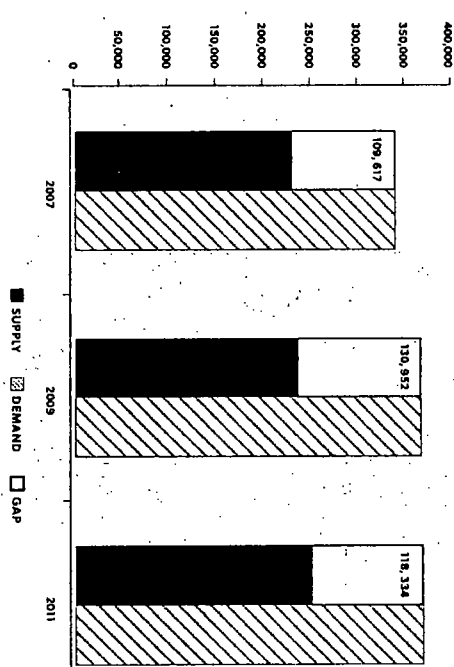
- The CityLIFT program, which provided \$15,000 in down-payment assistance to buyers

Many renters and owners are 'cost-burdened'



Source: American Community Survey, 2007 and 2011, 1-year PUMS files

Demand for affordable rentals exceeds supply



Source: IHS calculations of American Community Survey, 2007, 2009 and 2011, 1-year PUMS files

with incomes up to 120 percent of the Area Median Income. Administered by Neighborhood Housing Services in Chicago and 27 Cook County suburbs, and funded by Wells Fargo Bank, that program will result in 540 home sales in less than a year (see also Strategy 2.1).

- The intensive post-purchase efforts of the Chicago Community Land Trust, which have resulted in the loss of only one of 69 units to foreclosure since its inception in 2006.
- The TIF Purchase Rehab: Single Family program, which uses Local Tax Increment Financing funds to provide forgivable loans to qualified buyers of one- to four-unit buildings.

4.4 Create new homebuyers and support existing owners

The last few years have seen a shift away from homeownership in Chicago and across the country, fueled by lending restrictions, credit ratings damaged during the economic crisis, and consumer perceptions that housing is not a safe investment. To rebuild homeownership markets, the City will partner with its Housing Delegate Agencies and other community-based organizations to provide education and counseling for potential homebuyers. The City will expand its post-purchase education efforts and will continue to fund programs that enable homeowners – including those who may be underwater on their mortgages – to stay in their homes.

4.5 Reduce development costs

A barrier to new-housing development as well as substantial rehabilitation is the high cost of development, which can easily top \$350,000 per unit. These high costs make the construction of affordable housing extremely difficult to achieve at the necessary scale. The City will convene a task force, and potentially make use of design and construction competitions, to challenge the development community – including labor leaders, developers, architects, lenders and contractors – to reduce the costs of quality affordable housing construction. Recommendations could include review of modern construction techniques, modular housing, and use of pre-cast concrete and other new technologies, exterior finishes and methods.

Modest incentive programs can help jump-start housing sales in weaker markets

5 Land-Use Policies

Changes in land use are part of the solution

Chicago's population has decreased by more than 900,000 people from its peak of 3.6 million in 1950. Where people live has also shifted dramatically. Many South and West Side neighborhoods, which long provided housing for Chicago's enormous industrial workforce, have seen populations fall 50 percent or more from their peak. This has resulted in widespread loss of buildings and large areas of vacant land. In contrast, population and housing density is increasing in the Loop and all neighborhoods that are immediately adjacent to downtown. Population is stable or growing in most North Side neighborhoods and in some single-family-home communities on the Southwest and Northwest Sides. In most of those areas, there is little vacant residential land.

This section offers strategies that respond to this land-use dichotomy with two approaches: increasing opportunities for population and housing density where demand is great, and, in areas of weaker demand, alternative uses of land that will provide long-term benefits to the city and that will support future population growth.

5.1 Promote dense housing development near transit stations

Chicago's transit network can be a driver of population growth if higher-density housing is built within a short walk of stations that connect to job centers and other urban resources such as universities and cultural institutions. To encourage more transit-oriented housing development, the City in July 2013 introduced an amendment to the Chicago Zoning Ordinance that would provide more flexibility for buildings within 600 feet of a CTA or Metra rail station, or 1,200 feet if the property is on a designated "Pedestrian Street." These provisions could later be applied to Bus Rapid Transit (BRT) stations on the planned Ashland BRT route. The amendment will allow:

- Reductions of 50 percent or more in automobile parking requirements, which can save developers \$20,000 or more per space in construction costs.
- Increased bicycle parking requirements, including an option to replace auto parking



with bike parking on a one-to-one basis.

- Increases in density beyond the current limits of floor-area-ratio, minimal land area, size of units, and building height.

Denser construction, smaller units and reduced parking requirements all contribute to less cost per unit, allowing affordability without use of subsidies. The City will encourage inclusion of affordable units in all transit-oriented developments.

5.2 Adapt vacant land for urban agriculture, greenways, storm-water retention and other innovative uses

In areas where housing demand is not likely to absorb the available vacant land, the City will encourage productive re-use for non-housing purposes. Potential reuse options are detailed in the “Green Healthy Neighborhoods” plan being prepared by the Department of Planning and Development for Englewood, Washington Park and other South Side neighborhoods.

Urban agriculture is often attractive to the community while providing job-creation and job-training opportunities. The City has supported creation of multiple small farms in Englewood, Washington Park, Humboldt Park and other areas, and will explore continued expansion based on demand and available management partners.

Trails and green corridors, such as The 606/Bloomingdale Trail now under construction, can tie together multiple neighborhoods with a green amenity that supports long-term community development. The Englewood New Era Trail is a concept being advanced for the east-west rail corridor near 59th Street, adjacent to two existing urban farms. Another potential new trail is along the east-west viaduct south of 49th Street.

Green landscapes can beautify the neighborhood while absorbing storm water to reduce sewer-system overflows. This can include end-of-alley rain gardens, multi-lot water-retention areas and storm-water green spaces that enhance adjacent bike and pedestrian trails or parkland.

DPD will also review best practices and innovative ideas from other cities for reuse of vacant land in ways that add value to adjoining properties.

Smaller units, less parking and more density around transit could help developers deliver more affordable housing

Urban farms and recreational trails turn vacant land into a neighborhood asset

Next Steps

City can lead, but partners are needed

This plan lays the groundwork for a rebounding housing market and a growing city population. But these goals cannot be reached without a broad partnership that includes the City of Chicago, housing developers and owners, the real estate community, financial institutions and intermediaries, nonprofit housing development corporations, community organizations and others.

6.1 Existing programs

The Mayor's Office and the Department of Planning and Development will first support existing programs that have contributed to productive housing activity, including:

- Programs that provide resources for rehabilitation and preservation of safe and affordable housing, including the Troubled Buildings Initiative, Micro-Market Recovery Program, Neighborhood Lending Program, Low-Income Housing Trust Fund, TIF-NIP, TIF Purchase Rehab Program and others.
- Targeted neighborhood programs, including Chicago Neighborhoods Now, which concentrate public investments to attract private investment and accelerate positive change.
- Education and counseling programs for owners facing the threat of foreclosure, and for potential homebuyers.

6.2 Funding

The City will pursue creation of new funding mechanisms for particular housing needs, and will seek partnerships with financial institutions to expand available financing. Priorities include:

- Increased investment in Community Development Financial Institutions and increased lending in weak and transitional markets.



- Contributions to down-payment assistance programs.
- Investigation of increased funding via changes to the Affordable Requirements Ordinance and a Chicago/Cook County Property Recordation Fee.
- Development of other new sources for unfunded needs.

New programs will require further development to determine feasibility and cost

6.3 New programs

This plan includes innovative ideas for housing redevelopment, homeownership programs, and use of vacant or underutilized land. The City is committed to advancing these ideas in partnership with for-profit and nonprofit partners, and will investigate the funding required to turn ideas into reality. Of particular interest are:

- Pilot programs to reuse vacant buildings and/or land.
- Environmental and economical reuse of vacant land as outlined in the Green Healthy Neighborhoods (GHN) plan, including assembly of lots for storm-water management and new recreational uses.
- Expansion of the Adjacent Neighbors Land Acquisition Program to include a Large Lot Residential Program, and development of a Residential Land Sales Pilot program, to reduce the City-owned inventory of vacant land.
- Aggressive land assembly in targeted areas to put large numbers of parcels back to productive use.
- TIF Purchase Rehab (Single-Family and Multi-Family), which is an efficient, low-cost use of government funds to leverage the private market. These programs help energize distressed neighborhoods by investing in vacant buildings, while adding to the affordable rental and owner-occupied stock.

6.4 Implementing the sectoral approach

The City will allocate resources for different strategies in alignment with the sectoral approach outlined in Section 1. It will monitor progress through its usual documentation of production and investment under the five-year plans, and by tracking the activities shown on the chart “Five-Year Housing Plan: New Initiatives.”

Five Year Housing Plan: New Initiatives

Initiative	Who will lead?	Funding in place?	Implementation Timeline		
			Year 1	Year 2-3	Year 4-5
Encourage lenders to: Increase private market lending activity in weak and transitional markets;	Banks and Financial Institutions	Lender-Financed	X		
Increase investment in Chicago Area Community Development Financial Institutions and Community Development Corporations;			X		
Create and contribute to a down payment assistance program to jumpstart home sales in markets that have not yet experienced housing recovery			X	X	
Per Ordinance, adjust the ARO in-lieu fee annually, based on the Consumer Price Index	City of Chicago	yes	X		
Convene a committee to consider updates to the Affordable Requirements Ordinance (ARO) that reflect the current development market	City of Chicago and City Council	yes	X		
Pursue creation of a long-term, dedicated funding source for rental assistance programs	Chicago Low Income Housing Trust Fund	no		X	
Market neighborhoods as great places to live	Delegate agencies, City, and real estate community	no	X	X	X
Embed Housing goals into the Chicago Neighborhoods Now planning process, to ensure that housing goals are treated as a high priority within the neighborhood capital planning process	City of Chicago	yes	X		
Target and Coordinate City investment through the Micro Market Recovery Program (MMRP)	City of Chicago	yes	X		
Pilot a Residential Land Sales Program for City-owned land	City of Chicago	yes	X	X	

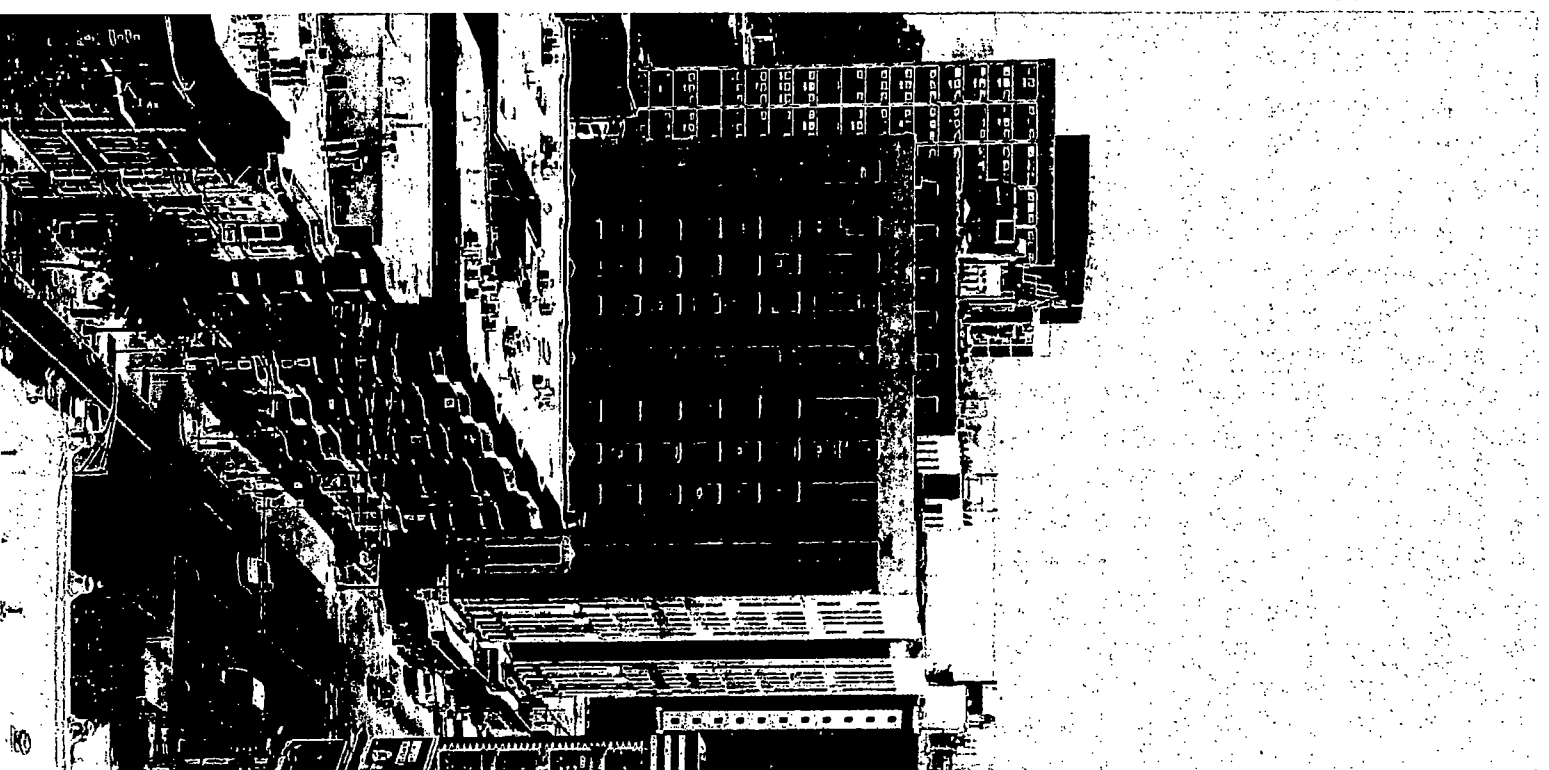
Five Year Housing Plan: New Initiatives

Initiative	Who will lead?	Funding in place?	Implementation Timeline			
			Year 1	Year 2-3	Year 4-5	
Work with the Cook County Land Bank Authority to identify and acquire appropriate properties, clear titles and liens, and find the resources necessary to reactivate the properties as market conditions allow.	City of Chicago, partnering with Cook County Land Bank Authority	partially funded	x	x	x	
Consider creation of a program to reuse vacant land and/or homes	City of Chicago, with partner agencies	partially funded	x	x		
Work with partners to encourage owner occupants and investors to return vacant and distressed buildings to productive use	City of Chicago, partnering with local CDFIs and banks	yes	x	x		
Expand the City's post-purchase monitoring and education efforts	City of Chicago, with Chicago Community Land Trust, delegate agencies, local nonprofits	yes		x		
Convene a task force to work with the development community – including developers, architects, labor leaders, lenders and contractors – to come up with ways to build quality affordable housing at lower cost	City of Chicago, partnering with development community	no	x			
Continue Transit Oriented Development practices to increase supply of affordable housing near transit	City of Chicago	yes	x			
As suggested in Chicago's Green and Healthy Neighborhoods planning process: Expand ANLAP to include a large-lot residential program;	City of Chicago (including Law and Buildings departments) with other non-profit partners and funders					
Adapt vacant land for use for urban agriculture, greenways, storm-water retention, and other innovative uses; and		yes	x	x		
Expand recreational opportunities on vacant land adjacent to residential areas		no	x			
		no		x		

Chicago Housing 2014-18

Estimated five-year investment and unit production

Projections for the five-year planning period are to invest more than \$1.3 billion to produce or preserve 41,000 units of housing. More than 78 percent of those units will be provided to Chicagoans earning less than 60 percent of the area median income (\$44,000 for a family of four), and 62 percent of the rental units will be dedicated to Chicagoans earning less than 30 percent of AMI (\$22,100 for a family of four). Over the next five years, DPD also expects to fund partner delegate agencies to provide information and assistance to 265,000 households in Chicago, enabling those families to purchase or remain in their homes, and to become better informed and supported tenants, landlords, homeowners and community members. See charts on following pages.



Department of Planning and Development
ESTIMATED FIVE-YEAR PRODUCTION 2014-18
 (Anticipated use of resources subject to program review and budgetary authorization)

HOUSING PRODUCTION INITIATIVES		Total Estimated Funding 2014-18		Estimated Units Assisted by Income Level								Total Units 2014-18
TO CREATE AND PRESERVE AFFORDABLE RENTAL HOUSING				0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101 + %		
MULTI-FAMILY REHAB AND NEW CONSTRUCTION¹												
Low Income Housing Tax Credit Equity	9% Credits 4% Credits	\$	294,500,000 40,000,000									
Mortgage Revenue Bonds		\$	300,000,000									
Multi-family Loans	HOME CDBG Affordable Housing Opportunity Fund TIF / Corporate	\$	200,000,000 \$71,500,000 \$7,500,000 \$21,000,000 \$100,000,000									
Illinois Affordable Housing Tax Credit (value of donations/equity)		\$	19,000,000									
City Land		\$	30,000,000									
MAUI Capital Funds	Affordable Housing Opportunity Fund LTOS (HDA)	\$	\$1,550,000 \$3,900,000									
Subtotal, Multi-family Rehab and New Construction		\$	888,950,000	114	578	1,792	2,311	170	124	211		5,300
RENTAL ASSISTANCE												
Chicago Low Income Housing Trust Fund Rental Subsidy Program ³	Accessible Units (504, Type A, Type B) ²											1,060
MAUI Operating Funds (Affordable Housing Opportunity Fund)		\$	75,250,000	9,620	5,180	-	-	-	-	-		14,800
Subtotal, Rental Assistance		\$	5,450,000	130	70	-	-	-	-	-		200
OTHER MULTI-FAMILY INITIATIVES		\$	80,700,000	9,750	5,250	-	-	-	-	-		15,000
Affordable Requirements Ordinance (Rental Units)		\$	15,000,000	-	-	-	-	-	-	-		300
Heat Receiver (Rental Units)		\$	5,000,000	300	733	1,460	338	169	-	-		3,000
Troubled Buildings Initiative -- Multi-family		\$	13,500,000	-	220	655	375	2,190	310	-		3,750
TIF Purchase + Rehab -- Multi-family		\$	20,000,000	-	-	200	-	-	200	-		400
Neighborhood Stabilization Program (NSP) -- Multi-family		\$	8,957,462	-	-	35	-	-	-	-		75
Subtotal, Other Multi-family Initiatives		\$	62,457,462	300	953	2,350	1,013	2,359	510	40		7,525
TOTAL, AFFORDABLE RENTAL PROGRAMS		\$	1,032,107,462	10,164	7,226	4,142	3,324	2,529	634	251		27,825
		Breakdown of income level distribution, % of net total										
				36.5%	26.0%	14.9%	11.9%	9.1%	2.3%	0.9%		

NOTES:

- ¹ Total estimated funding is based on current pipeline tracking and does not assume any carry-over funding. Unit counts no longer are assigned to individual funding sources, eliminating the need to adjust totals for multi-counted units.
- ² Accessible units are a subset of units reported under Multi-Family Rehab and New Construction. DPD and MOPD will work on the reporting format.
- ³ RSP unit counts are now aggregated over full five years, consistent with reporting methodology for all other programs.

Department of Planning and Development
ESTIMATED FIVE-YEAR PRODUCTION 2014-18
 (Anticipated use of resources subject to program review and budgetary authorization)

HOUSING PRODUCTION INITIATIVES	Total Estimated Funding 2014-18	Estimated Units Assisted by Income Level								Total Units 2014-18
		0-15%	16-30%	31-50%	51-60%	61-80%	81-100%	101+ %		
TO PROMOTE AND SUPPORT HOMEOWNERSHIP										
Affordable Requirements Ordinance / Chicago Community Land Trust	\$ 2,500,000	-	-	-	-	-	-	50	50	300
Home Purchase Assistance program	\$ 5,000,000	-	-	-	-	-	-	150	150	500
Troubled Buildings Initiative -- Single-family	\$ 10,000,000	-	-	-	550	-	-	-	-	550
Troubled Buildings Initiative -- Condo	\$ 2,500,000	-	-	-	150	-	-	-	-	150
Neighborhood Stabilization Program (NSP) -- Single-family	\$ 5,971,642	-	-	-	-	-	-	-	120	120
TIF Purchase + Rehab -- Single-family	\$ 1,670,000	-	-	-	-	-	-	35	35	35
TaxSmart	\$ 130,000,000	-	20	35	55	185	210	495	1,000	1,000
Neighborhood Lending Program -- Purchase / Purchase + Rehab Loans	\$ 47,500,000	-	-	20	150	300	265	265	1,000	75
Neighborhood Lending Program -- MMRP Home Purchase Grants	\$ 2,500,000	-	-	-	15	60	-	-	-	-
TOTAL, HOMEOWNERSHIP PROGRAMS	\$ 207,641,642	-	20	55	920	545	675	1,065	3,280	
Breakdown of income level distribution, % of net total										
TO IMPROVE AND PRESERVE HOMES										
Roof and Porch Repairs (formerly EHAP)	\$ 25,000,000	35	360	1,080	315	210	-	-	-	2,000
Emergency Heating Repairs (formerly EHAP)	\$ 2,500,000	10	90	270	80	50	-	-	-	500
SARFS (Small Accessible Repairs for Seniors - formerly HRALL)	\$ 8,500,000	295	1,095	880	205	150	-	-	-	2,625
TIF-NIP -- Single-family	\$ 12,500,000	40	190	245	125	225	160	15	15	1,000
Neighborhood Lending Program -- Home Improvement Loans	\$ 3,250,000	-	-	-	-	70	90	90	250	250
Neighborhood Lending Program -- Foreclosure Prevention Loans	\$ 13,500,000	-	-	10	15	25	25	25	100	100
Neighborhood Lending Program -- MMRP Home Improvement Grants	\$ 2,500,000	-	-	-	20	80	-	-	-	100
Historic Bungalow Initiative	\$ 6,062,500	-	-	520	590	1,310	860	220	3,500	3,500
TOTAL, HOME PRESERVATION PROGRAMS	\$ 73,812,500	380	1,735	3,005	1,350	2,120	1,135	350	10,075	
Breakdown of income level distribution, % of net total										
TOTAL, ALL HOUSING PRODUCTION INITIATIVES	\$ 1,313,561,604	10,544	8,981	7,202	5,594	5,194	2,444	1,666	41,180	
Breakdown of income level distribution, % of net total										
		25.6%	21.8%	17.5%	13.6%	12.6%	5.9%	4.0%		
DELEGATE AGENCY INITIATIVES										
	Total Estimated Funding 2014-18	Total Households 2014-18								
Technical Assistance Centers (Citywide)	\$ 4,500,000	125,000								
Community Resource Centers	\$ 3,800,000	90,000								
Foreclosure Prevention Housing Counseling Centers	\$ 4,700,000	37,500								
Neighborhood Lending Program -- Counseling	\$ 1,500,000	12,500								
CHDO Operating Assistance	\$ 1,880,000									
TOTAL, DELEGATE AGENCY INITIATIVES	\$ 16,380,000	265,000								

Appendices

A. Department of Planning and Development housing programs

Program	Description	Funding Source(s)
Affordable Requirements Ordinance (ARO)	Per City ordinance, developments with more than 10 units receiving City zoning changes (including planned developments in a downtown zoning district) or additional City financing must make 10-20% of units affordable (or pay an in-lieu fee to the Affordable Housing Opportunity Fund)	Varies, includes Tax Increment Financing (TIF) funds and land acquired from the City (even if purchased at appraised value).
Affordable housing Zoning Bonus (Density Bonus)	Eligible developments in downtown zoning districts have the option to make a payment to the Affordable housing Opportunity Fund or provide affordable units in exchange for additional floor area.	n/a
Chicago Low-Income Housing Trust Fund Rental Subsidy Program (RSP)	Annual agreements to landlords throughout the City of Chicago to provide rental assistance to households living below 30% of the area median income.	City of Chicago corporate funds Illinois Rental Housing Support Program (RHSP)
City Land	Donates City-owned land to multifamily rental developments in exchange for long-term affordability.	Donated land value can generate private equity through Donations Tax Credit Program
Donations Tax Credits (DTCs, also known as Illinois Affordable Housing Tax Credits)	A \$0.50 State of Illinois income tax credit for every \$1 that is donated to an eligible affordable housing development. DPD allocates 24.5% of the amount of credits authorized by the State.	State of Illinois income tax credit
Emergency Heating Repair Program (EHRP)	Provides grants for low-income owner-occupants of 1- to 4-unit residential buildings to repair or replace residential heating systems that are either inoperable or the unit has a life expectancy of less than a year and it may also include electrical or plumbing repairs as they apply to these repairs.	CDBG
Heat Receivership	In cases where buildings do not have functioning heat and hot water, the City can initiate a process to appoint a receiver to make any necessary repairs, restore heat and hot water, and/or relocate tenants, as necessary.	CDBG
Historic Chicago Bungalow Initiative	In partnership with Historic Chicago Bungalow Association, provides grants for retrofits and energy efficiency improvements to owners of certified Historic Chicago Bungalows.	City of Chicago Energy Savers grants, Illinois DCEO funds, Peoples Gas Settlement Fund, E12 Rebates
Low Income Housing Tax Credit program	Federal income tax credits to support construction or preservation of multifamily affordable housing units.	Federal income tax credit @ 9% rate
Micro-Market Recovery Program (MMRP)	The Micro-Market Recovery Program is an initiative of the City of Chicago to jump-start the residential real estate market in communities experiencing high rates of foreclosure by simultaneously stabilizing tenure and increasing investment in target neighborhood blocks.	Varies, depending on program or tool being utilized
Multifamily Loans	Supports construction or rehab of developments that will provide long term affordable rental units.	HOME, CDBG, TIF, ARRA/EECBG and Corporate (Parking Revenue, Density Bonus)

Program	Description	Funding Source(s)
Multi-Year Affordability through Up-front Investments (MAUI)	Provides up-front financing to developments in exchange for long-term affordability for units that serve households making no more than 30% of area median income. In most cases is tied to other government financed developments.	State of Illinois Rental Subsidy Program, Chicago Affordable Housing Opportunity Fund
Multifamily Mortgage Revenue (Tax Exempt) Bonds	Provides bond financing for developers who build or rehabilitate large housing developments for low- and moderate-income renters; also generates private equity investment.	City tax-exempt bonding authority, with an automatic allocation of 4% Low Income Housing Tax Credits
Neighborhood Lending Program: Purchase & Purchase-Rehab Loans (includes MMRP Purchase Assistance Grants)	Provides forgivable or deferred loans to low- and moderate-income homebuyers for the purchase or purchase-rehab of 1- to 4-unit homes. Administered by Neighborhood Lending Services of Chicago (NLS). Also provides recapturable grants to income-eligible homebuyers in MMRP targeted areas. DPD funds are used to leverage a multi-year \$100 million pool of funds from approximately 20 private lenders.	CDBG & leveraged private funds
Neighborhood Lending Program: Homeownership Preservation Loans	Provides forgivable or deferred refinance loans to low- and moderate-income homeowners to prevent foreclosure. Administered by Neighborhood Lending Services (NLS). DPD funds are used to leverage a multi-year loan pool of funds from approximately 20 additional private lenders.	CDBG & leveraged private funds
Neighborhood Lending Program: Homeownership Counseling	Provides counseling in order to help residents purchase homes and reduce the number of properties that are lost as a result of foreclosure	CDBG
Neighborhood Lending Program: Home Improvement (includes MMRP Grants)	Provides loans and grants to low- and moderate-income homeowners for home improvement. Administered by NLS. Includes forgivable loans to income-eligible homeowners for facade improvements in designated Target Blocks. Also provides recapturable grants to income-eligible homeowners in MMRP targeted areas. DPD funds are used to leverage a multi-year loan pool of funds from approximately 20 additional private lenders.	CDBG & leveraged private funds
Neighborhood Stabilization Program (Multi-Family)	The Neighborhood Stabilization Program (NSP) provides for the purchase and rehabilitation of vacant, foreclosed homes in targeted areas. Mercy Portfolio Services is the City's agent under NSP and is responsible for acquisition and disposition of eligible properties.	HUD NSP1, NSP2 & NSP3 grant funds
Neighborhood Stabilization Program (Single-family)	The Neighborhood Stabilization Program (NSP) provides for the purchase and rehab of vacant, foreclosed homes in targeted areas. Mercy Portfolio Services is the City's agent under NSP and is responsible for the acquisition and disposition of eligible properties.	HUD NSP1, NSP2 & NSP3 grant funds
Roof and Porch Repairs Program (RPPR)	Provides grants for low income owner occupants of 1 – 4 unit residential building to repair or replace a porch or a roof due to hazardous and/or life threatening conditions.	CDBG
Small Accessible Repairs for Seniors (SARFS)	Provides enabling devices & limited, non-emergency home improvements to residences occupied by low-income senior citizens. Administered by community-based delegate agencies.	CDBG
TIF Neighborhood Improvement Program (TIF-NIP): Single Family	Using Tax Increment Financing (TIF) funds provides grants to homeowners primarily for exterior improvements. Program operates in designated TIF districts and is administered by a non-profit community partner.	TIF funds

Program	Description	Funding Source(s)
TIF Purchase and Rehab Multi-Family Program	Provides forgivable grants to qualified owners to purchase and rehab vacant, foreclosed 5+ unit properties in the approved TIF Districts. 30%-50% of the units will be affordable, depending on level of assistance. Administered by NLS of Chicago	TIF Funds
TIF Purchase and Rehab Single-Family Program	Provides forgivable grants to qualified homebuyers purchase and reoccupy single family vacant, foreclosed homes in the approved TIF Districts. Administered by NLS of Chicago	TIF Funds
Troubled Buildings Initiative I (Multi-Family)	With Community Initiatives, Inc. (CII), Department of Buildings, Department of Law and other City departments, DPD identifies problem buildings and designates receivers to manage deteriorating and troubled properties. CII manages properties on an interim basis, assesses the scope of work needed to preserve buildings and makes loans to new owners to finance acquisition and rehabilitation.	CDBG
Troubled Buildings Initiative II	DPD works with Neighborhood Housing Services, Redevelopment Corporation (NHSRC) to provide receivership and stabilization services, rehab and relocation for deteriorated, vacant, and/or troubled 1- to 4-unit properties to protect tenant and public safety and preserve properties as affordable housing.	Troubled Buildings Initiative II
Troubled Buildings Initiative Condominium (TBI-Condo) program	Preservation of vacant and troubled Condominium properties in low/mod income areas through acquisition for conversion to affordable rental housing.	CDBG Program Income

DELETED

B. Agendas of Housing Plan meetings

Kick-Off Meeting - June 4, 2013

Opening Remarks and Introductions

Jason Keller, *Economic Development Director, Community Development and Policy Studies Division*

Regner "Ray" Suarez, *31st Ward Alderman, Chairman, Chicago City Council Committee on Housing & Real Estate*

Update on the Current Plan

Lawrence Grisham, *Department of Planning and Development*

Vision for the 2014-2018 Plan

Andrew J. Mooney, *Commissioner, Department of Planning and Development*

Overview of the Housing Market

What the data tells us about affordability/population/housing supply

Geoff Smith, *DePaul Institute for Housing Studies*

Regional trends that impact housing demand/supply in Chicago

Randy Blankenhorn, *Chicago Metropolitan Agency for Planning*

Downtown housing market/trends

Gail Lissner, *Appraisal Research Counselors*

Forecasted market demand for housing in Chicago

Maxine Mitchell, *Applied Real Estate Analysis*

Moderator: Joel Bookman, *Bookman & Associates*

Overview of National Housing Policy

Antonio Riley, *HUD*

Erika Poethig, *Urban Institute*

Kris Jurnu, *Bank of America*

Moderator: Brad McConnell, *Department of Planning and Development*

Work of Our Partners

CHA (Charles Woodyard)

State of Illinois (Mary Kenney)

Cook County (Jane Hornstein)

Department of Family and Support Services (John Pfeiffer)

Moderator: Lawrence Grisham, *Department of Planning and Development*

Discussion: Key Issues the Plan could consider

Facilitators:

Stacie Young, *Community Investment Corporation*
Becca Goldstein, *Neighborhood Housing Services*

Housing Development Consultation - June 11, 2013

Context Presentations

Data presentation

Geoff Smith, *DePaul Institute for Housing Studies*

What is the Department of Planning and Development Already Doing?

Low Income Housing Trust Fund (Cary Steinbuck)

Multi-Family Affordable housing (Tracy Sanchez)

Affordable Requirements Ordinance (Kara Breems)

Panel Discussion: Housing Development in Chicago

Curt Bailey, *Related Midwest*

Craig Huffman, *Ascendance Partners*

Joe Williams, *Granite Development*

Andy Geer, *Enterprise Community Partners*

Mark Angelini, *Mercy Housing*

Moderator: Julia Stasch, *The MacArthur Foundation*

Group Discussion on Strategies and Tools

Facilitators:

Stacie Young, *Community Investment Corporation*
Becca Goldstein, *Neighborhood Housing Services*

Housing and Community Development Consultation – June 18, 2013

Context Presentations

Data presentation

Geoff Smith, *DePaul Institute for Housing Studies*

What is DPD Already Doing?

Transit Oriented Development, Green Healthy Neighborhoods,

Urban Agriculture (Benet Haller)

Chicago Neighborhoods Now (Brad McConnell)

Workforce Development (Will Edwards)

Maximizing Neighborhood Impact

Michael Schubert, *Community Development Strategies*

Panel Discussion: Housing and Community Development in Chicago

Shirley Newsome, *Quad Communities Development Corp*

Alyssa Berman-Cutler, *Uptown United*

Raul Raymundo, *The Resurrection Project*

Jeff Bartow, *Southwest Operating Project*

Moderator: Susana Vasquez, *Local Initiatives Support Corporation*

Group Discussion on Strategies and Tools

Facilitators: Stacie Young, *Community Investment Corporation*

Becca Goldstein, *Neighborhood Housing Services*

Community Preservation Consultation – June 26, 2013

Context Presentations

What is DPD Already Doing?

Homeownership & Foreclosure Prevention; Chicago Community Land Trust (Iirma Morales)

Micro Market Recovery Program; Troubled Buildings Initiative; NSP (Anthony Simpkins)

Panel Discussion: Housing Development in Chicago

Jack Markowski, *Community Investment Corporation*

Ed Jacob, *Neighborhood Housing Services*

Rafael Leon, *Chicago Metropolitan Housing Development Corporation*

Julie Dworkin, *Chicago Council on Homelessness*

Moderator: Deborah Bennett, *Polk Bros. Foundation*

Group Discussion on Strategies and Tools

Facilitators: Stacie Young, *Community Investment Corporation*

Becca Goldstein, *Neighborhood Housing Services*

Public Hearing – July 24, 2013

Welcome and Report on 2009-2013 Five-Year Plan

Lawrence Grisham, *Department of Planning and Development*

Public Testimony

Draft Review – Sept. 4, 2013

Welcome

Jason Keller, *Federal Reserve Bank of Chicago*

Overview of the Draft Plan

Andrew Mooney, *Department of Planning and Development*

Lawrence Grisham, *Department of Planning and Development*

Solicitation of Comments and Feedback

Facilitators: Stacie Young, *Community Investment Corporation*

Becca Goldstein, *Neighborhood Housing Services*

Steering Committee

The Steering Committee held debriefings immediately following each of the three Consultations. The Steering Committee also met on May 30 and August 27 to review the proposed planning process and provide feedback on the initial draft plan.

C. Summaries of the Plan 2.0 to End Homelessness, Cook County Land Bank Authority and CHA Plan Forward



PLAN 2.0

A Home for Everyone



Plan 2.0: A Home for Everyone articulates a vision for Chicago, a vision that everyone can share: We believe that ending homelessness is possible and that, in Chicago, everyone should have a home. Chicago's original Plan to End Homelessness made impressive strides since being introduced in 2003. Still, there remains work to be done: according to a one-day census, approximately 6,500 people were homeless in Chicago in January 2011. Against the backdrop of the worst economic downturn since the Great Depression and with more of our neighbors at risk, homelessness is a pressing community need requiring our urgent attention. Introduced in 2012, Plan 2.0 reaffirms the ambitious goals of the original plan, while expanding our scope and commitment to housing Chicago's most vulnerable residents. Plan 2.0 is divided into seven strategic priorities that represent the most cutting-edge thinking on preventing and ending homelessness from across the country:

THE CRISIS RESPONSE SYSTEM

Create an effective crisis response system that prevents homelessness whenever possible and rapidly returns people who experience homelessness to stable housing.

ACCESS TO STABLE AND AFFORDABLE HOUSING

Create and maintain stable and affordable housing for households who are experiencing or at risk of homelessness.

YOUTH HOMELESSNESS

Create a comprehensive, developmentally appropriate menu of services for youth who experience homelessness in order to prevent homeless youth

from becoming the next generation of homeless adults.

EMPLOYMENT

Increase meaningful and sustainable employment opportunities for people experiencing or at risk of homelessness.

ADVOCACY AND CIVIC ENGAGEMENT

Engage all of Chicago in a robust plan that creates a path to securing a home for everyone in our community.

CROSS-SYSTEMS INTEGRATION

Work across public and private systems of care to ensure ending homelessness is a shared priority.

CAPACITY BUILDING

Ensure a strong homeless assistance system capable of implementing Plan 2.0 goals and federal HEARTH Act performance standards.

Plan 2.0: A Home for Everyone and semi-annual progress reports are available online at www.thechicagoalliance.org.

Plan 2.0 Housing Goals by 2019	
Rapid Rehousing	Increase units from 737 to 2,768 (2,031 units/275% increase).
Permanent Supportive Housing	Increase units from 6,842 to 8,814 (1,972 units/29% increase).
Homeless Youth Housing	Triple the capacity of the youth housing system from 266 beds to 800 beds.
Affordable Housing (15% of AMI)	Create 3,515 additional units for extremely low-income households.



On January 16, 2013 the Cook County Board of Commissioners created the Cook County Land Bank Authority – the largest geographic land bank in the country and the County's response to the challenge of returning the growing inventory of vacant and abandoned land back to productive community assets. According to the 2010 U.S. Census, 9.16% of the housing units in Cook County are currently vacant. These properties have a devastating effect on neighbors, local businesses and governments at all levels: increases in vacant housing bring increases in crime, reduction of property values and erosion of the quality of life, even in previously stable communities. Vacant housing hinders economic development, weakens the tax base and imposes significant costs on already-struggling municipalities and their taxpayers.

The passage of the Cook County Land Bank Ordinance was the culmination of over three years of research and outreach to communities around the County and the country that had implemented innovative responses to foreclosure. The Land bank benefited from the expert guidance of over 100 stakeholders, including for-profit and non-profit developers, realtors, affordable housing experts, land use attorneys, local government officials, civic leaders, environmentalists, banks and servicers.

On July 17, 2013, the Cook County Land Bank was the recipient of \$6 million - the largest grant awarded - from Illinois Attorney General Madigan's share of the 2012 National Foreclosure Settlement. The Cook County Land Bank will work to reverse the cycle of neighborhood decline and promote economic development and neighborhood stabilization. To achieve this the CCLBA will work to bring new definitions of success to what a 'livable' and 'sustainable' community looks like. In a time of flat population growth or even loss, creating a successful community may not mean replicating the housing density or population targets of earlier generations. Open spaces, intermediate uses for land or redeployment of Chicago's famous grid

structure may be the way forward to create neighborhoods in which people want to live. Cities are very good at managing increasing demands for housing, increasing density or growing commercial use, but we have yet to figure out a way to manage the decreasing demand for housing such that it does not equal community failure. Reduction in population density does not have mean sacrificing the quality of life for neighborhoods that have nurtured generations of Chicago and Cook County families.

The Cook County Land Bank, created using only Cook County's home-rule authority, will be responsible for the strategic demolition, rehab, rental, or disposition of vacant and abandoned lots and housing throughout Cook County, in partnership with local communities. Coordinating these tasks through the land bank can eliminate duplication of services by Federal, State, County, and Municipal Governments. Across the country, land banks have become an effective tool to address these challenges, reversing the cycle of decline and decay, facilitating the transfer of vacant property, and promoting economic development and neighborhood stabilization. Currently, over 80 local governments in 24 states have created land banks or other entities with similar powers to turn non-productive properties to community assets. Smart data will be the backbone of the land bank, and was thus the first project of the CCLBA. At the onset the Cook County Land Bank Authority, partnered with the Eric & Wendy Schmidt Data Science for Social Good summer fellowship, a University of Chicago program. The fellowship dedicated a group of data scientists to aggregate, analyze and map real estate and other public data to help the Cook County Land Bank make decisions about properties acquisition, disposition or redevelopment.

The Cook County Land Bank was designed to address vacant and abandoned buildings regionally and can be the thread that connects the Municipal, County, State and Federal programs designed to combat foreclosure. Based on its footprint and the collaborative nature of its creation and on-going operation, the Cook County Land Bank can leverage the scale of the problem to the size of the market and be an effective tool for local and regional stability.

Cook County Land Bank Authority – Info@CookCountyLandBankAuthority.org
(312) 603-4210 – www.CookCountyLandBank.org



PLAN FORWARD: COMMUNITIES THAT WORK

At the direction and under the leadership of Mayor Emanuel, in coordination with HUD and CHA's Board of Commissioners, CHA's new strategic plan builds on the foundation of the original Plan for Transformation. Plan Forward: Communities That Work articulates CHA's new mission and strategic goals.

CHA'S MISSION

To leverage the power of affordable, decent, safe, and stable housing to help communities thrive and low-income families increase their potential for long-term economic success and a sustained high quality of life.

GOALS

- 1) Reimagine the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.
 - Fulfill the 25,000-unit commitment using every available resource through preservation, construction and acquisition/rehabilitation.
 - Make the most of CHA land by evaluating all CHA property and land assets and rethinking uses for vacant land.
 - Focus on whole communities, tailoring the unit mix and coordinating public and private investments in amenities and resources.
 - Accelerate redevelopment and control costs by limiting cost per unit and exploring alternative financing strategies.
 - Explore a new local time-limited subsidy program with housing and service components.
- 2) Ensure that CHA's housing portfolio is safe, decent and sustainable
 - Guarantee high-quality housing by conducting a quality review of all units and improving property management service and accountability.
 - Enhance public safety.
 - Improve energy efficiency.
 - Implement cutting-edge reform by aligning administration and policies for public housing and Housing Choice Voucher programs.
- 3) Expand services to more residents, targeted to their needs, at critical milestones in their lives
 - Reimagine CHA's service model for more families with a renewed focus on early childhood services, youth engagement and adult employment.
 - Encourage families who are able to transition off of housing subsidy through an innovative rent structure and targeted services.
 - Implement pilot programs in entrepreneurship, adult literacy and youth substance abuse.

ACKNOWLEDGEMENTS

Plan Forward is a result of input and collaboration with numerous stakeholders:

- Mayor Emanuel and the City of Chicago
- CHA Board of Commissioners
- HUD
- John D. and Catherine T. MacArthur Foundation
- Business and Professional People for the Public Interest (BPP)
- Central Advisory Council
- Numerous stakeholder groups including session facilitators, residents, service providers, developers, civic and community organizations

CHA will continue to collaborate with the City of Chicago, CHA Board of Commissioners, HUD and other partners to proceed with Plan Forward initiatives.

D. Advisory Group, Steering Committee and Other Attendees

Co-Chairs

Deborah Bennett*
Julia Stasch*
Susana Vasquez*

Polk Bros. Foundation
The MacArthur Foundation
Local Initiatives Support Corporation Chicago

Advisory Group and Steering Committee

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Related Midwest
Access Living
Metropolitan Planning Council
Metropolitan Tenants Organization
Corporation for Supportive Housing
Chicago Association of Realtors
Chicago Alliance to End Homelessness
Brinshore Development, LLC
The Private Bank
Enlace Chicago
La Casa Norte
SB Friedman Development Advisors
Enterprise Community Partners
Mercy Housing
Golub and Company of Illinois, LLC
Chicago Community Land Trust
Business & Professional People for Public Interest
Loan Management Solutions
Mercy Lakefront
Chicago Community Loan Fund
Holsten Development
Ascendence Partners
Clarethan Associates
Chicago Community Trust
Chicago Rehab Network
Lawndale Christian Development Corp.
Neighborhood Housing Services
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 Department of Planning and Development
 Department of Planning and Development
 Chicago Rehab Network
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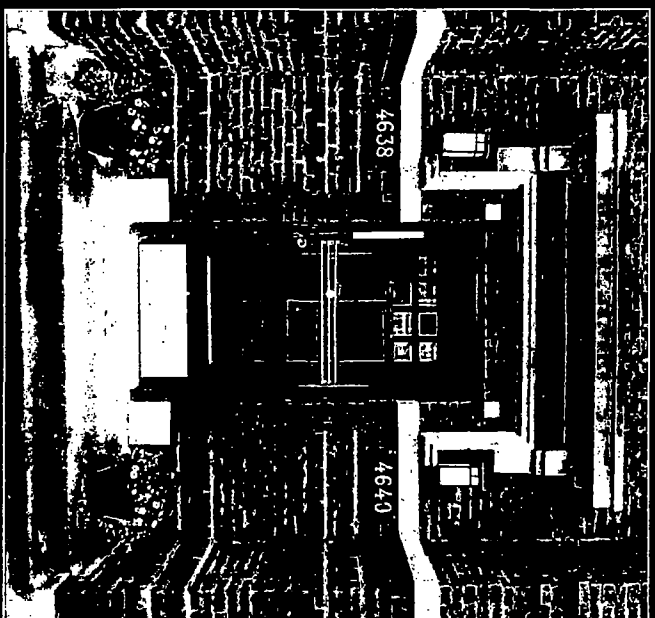
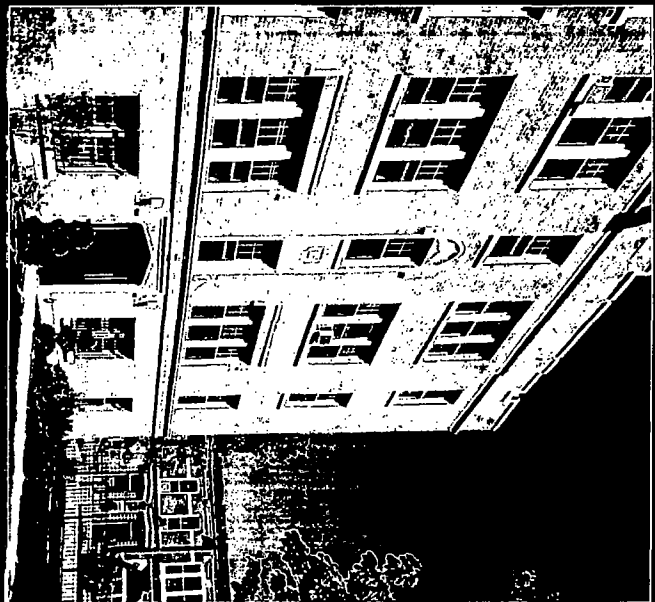
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City of Chicago



O2014-53

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Extension of Third Intergovernmental Agreement with Chicago Housing Authority
Committee(s) Assignment:	Committee on Budget and Government Operations



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Director of Administrative Hearings, I transmit herewith an ordinance authorizing the execution of an intergovernmental agreement with the Chicago Housing Authority.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

ORDINANCE

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

WHEREAS, the Chicago Housing Authority (the "CHA") is a municipal corporation of the State of Illinois; and

WHEREAS, the CHA is engaged in the development and operation of safe, decent and sanitary housing throughout the City for low-income families and low-income senior citizens, and seeks to provide its residents with a fair and efficient grievance procedure to resolve disputes between CHA tenants and the CHA and/or its property management companies; and

WHEREAS, the City Council of the City ("City Council"), by ordinance adopted March 31, 2004 and published in the Journal of the Proceedings of the City Council of the City of Chicago for such date at pages 20968 – 20981, amended the powers and duties of the Director of the Department of Administrative Hearings ("DOAH"), as set forth in Title 2, Chapter 14, Section 030 of the Municipal Code of Chicago, to include the power and duty to establish a system for hearing grievances brought by CHA tenants against the CHA and/or its property manager; and

WHEREAS, in 2009, the City, by and through DOAH and pursuant to said ordinance, entered into an intergovernmental agreement with the CHA to provide hearing officers and related services in order to hear and adjudicate grievances brought by CHA tenants pursuant to the CHA grievance procedure; and

WHEREAS, the term of said intergovernmental agreement was for the period from April 1, 2009 through March 31, 2012 with the option to extend the agreement for one additional two year term through March 31, 2014; and

WHEREAS, the City and the CHA desire to enter into an intergovernmental agreement, in substantially the form attached as Exhibit A (the "Third IGA"), whereby CHA tenant grievances will continue to be heard and adjudicated by DOAH for an additional three-year term, with the option to extend the Third IGA for one additional two-year term; and

WHEREAS, the City and the CHA each have the legal authority to enter into the Agreement pursuant to Article VII, §10 of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act, as amended (5 ILCS 220/1 et seq.), now, therefore,

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

SECTION 1. The above recitals are expressly incorporated by reference as if fully set forth herein.

SECTION 2. The Director of DOAH ("Director"), or designee, is authorized, with the approval of the City's Corporation Counsel as to form and legality, to execute and deliver the Third IGA, and specifically with the indemnity provisions contained therein, and such other documents as are necessary, between the City and the CHA, which

Agreement may contain such changes, deletions or insertions as shall be approved the parties executing the same on the part of the City.

SECTION 3. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code of Chicago, or any part thereof, is in conflict with the provisions of this ordinance, the provisions of this ordinance shall control. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any other provision of this ordinance.

SECTION 4. This ordinance shall be in full force and effect from and after the date of its passage and approval.

Exhibit A TO THE ORDINANCE

Third Intergovernmental Agreement Between The City of Chicago, Acting Through Its Department of Administrative Hearings, And The Chicago Housing Authority

THIS THIRD INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into as of the _____ day of _____, 2014 (the "Effective Date") by and between THE CITY of CHICAGO, an Illinois municipal corporation and home rule unit of government under Article VII, Section 6 (a) of the 1970 Constitution of the State of Illinois, acting through its Department of Administrative Hearings (hereinafter referred to as the "City") and THE CHICAGO HOUSING AUTHORITY, an Illinois municipal corporation organized and existing pursuant to 310 ILCS 10/1 et seq. of the Illinois Compiled Statutes (hereinafter referred to as "CHA").

RECITALS

WHEREAS, the CHA is engaged in the development and operation of safe, decent, and sanitary housing throughout the City of Chicago for low-income families in accordance with the United States Housing Act of 1937, 42 U. S. C 1437 et seq. regulations promulgated by the United States Department of Housing and Urban Development ("HUD") and the Housing Authorities Act, 310 ILCS 10/1 et seq., as amended from time to time, and all other applicable laws, regulations and ordinances; and

WHEREAS, the CHA desires to continue to utilize the City's administrative hearing process and hearing officers to hear and rule upon grievances brought by CHA residents living in CHA federally subsidized housing, brought by CHA residents temporarily relocating to a Section 8 unit as described in the CHA Leaseholder Housing Choice and Relocation Rights Contract ("CHA RRC"), Section 11b(2), and in certain situations, brought by CHA residents at Mixed Finance Properties, which affect the residents rights, duties, welfare or status with their lease in accordance with the CHA's Resident Grievance Procedure attached hereto as Exhibit I and incorporated by reference as if fully set forth herein; and

WHEREAS, the City has a formal administrative hearing process and maintains a group of private independent hearing officers to adjudicate claims in accordance with the administrative hearing process set forth in Chapter 2-14 of the Chicago Municipal Code; and

WHEREAS, the HUD Procurement Manual, (7460.8), Section 4-42(c) provides that if the services required by a housing authority are to be provided by a state or local government and are part of the normal duties and responsibilities of the government's staff, it is permissible for the Housing Authority to share the services and cost of the staff under an intergovernmental agreement; and

WHEREAS, the City has represented that it is ready, willing and able to provide hearing officers to adjudicate grievances brought by Residents in accordance with the

CHA's Residents' Grievance Procedure; and

WHEREAS, the CHA and the City desire to enter into this Agreement to provide greater efficiency and independence in the provision of administrative hearings for the Residents; and

WHEREAS, the CHA and the City have authority to enter into this intergovernmental agreement pursuant to the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq.; and

NOW, THEREFORE, in consideration of the recitals set forth above, and the mutual covenants, terms, conditions, privileges and obligations herein set forth hereunder, and intending to be legally bound thereby, City and the CHA mutually agree as follows:

1. **Incorporation of Recitals.** The recitals set forth above are incorporated by reference as if fully set forth herein.

2. **Provision of Services.** The City's Department of Administrative Hearing shall provide administrative hearing officers to adjudicate CHA grievances ("the Services") in accordance with the CHA's Resident Grievance Procedure attached hereto as Exhibit I, and as periodically amended by the CHA, and as set forth in Statement of Work set forth immediately below (the "Services"):

3. **Statement of Work**

A. **City's Duties and Responsibilities:**

- i. **Amendment of Municipal Code:** The City has amended Chapter 2-14 of the Chicago Municipal Code to allow its administrative hearing officers ("Hearing Officers") to hear and adjudicate grievances brought pursuant to the CHA Resident's Grievance Procedure.
- ii. **Administrative Hearing Officers:** The CHA and its Central Advisory Council shall jointly agree upon a number of Hearing Officers under contract with the City's Department of Administrative Hearings ("Department") to adjudicate CHA grievances. For each grievance hearing request sent by the CHA's Office of the General Counsel, the Department will assign one of the approved Hearing Officers to adjudicate the grievance. Grievance hearings shall be conducted in accordance with the CHA Resident's Grievance Procedure, and Chapter 2-14 of the Chicago Municipal Code and Department's Procedural Rules and Regulations, to the extent such rules and regulations are applicable and not inconsistent with the CHA Resident's Grievance Procedure.
- iii. **Use of Facilities:** The Department of Administrative Hearings will conduct grievance hearings at its facilities at 400 West Superior, and 2006 E. 95th Street.
- iv. **Scheduling the Hearing Date:** The Department shall schedule the initial hearing to be held within thirty (30) calendar days of the Department's

receipt of the Grievance Petition and the Formal Hearing Request Form – GP4, which will be forwarded from the CHA's Office of the General Counsel. The General Counsel shall also forward the Resident's Grievance Hearing Proceedings Form – GP3, which includes the written decision of the Resident's informal hearing to the Department.

- v. **Sending the Hearing Notice to All Parties:** The Department shall send a written notification to the Resident at his/her address, to the CHA c/o the Office of the General Counsel, and directly to the relevant property management firm. The written notification shall include the date, time, and location of the hearing, as well as the consequences of failing to appear at the hearing. This notice shall be sent via first class mail or by personal service no later than seven (7) calendar days before the formal hearing date.
- vi. **Conducting the Hearing:** Hearings shall be conducted by the Hearing Officers at the Department's facilities, listed above, in accordance with the CHA's Resident's Grievance Procedure, attached hereto as Exhibit I, which may be periodically amended by the CHA, and in accordance with Chapter 2-14 of the Municipal Code and the Department of Administrative Hearings Procedural Rules and Regulations, to the extent the latter are not inconsistent with the CHA procedure.
- vii. **Taking and Maintaining a Record of Proceedings:** The Department shall be responsible for making a record of the hearing in accordance with the Department's Procedural Rules and Regulations. Copies of public records and public case files, including audio recordings, may be requested through the Freedom of Information Act. Except as set forth in paragraph 6.B.iii., written hearing transcripts of the audio recordings shall be arranged and paid for by the requesting party. This record shall include documents submitted by the parties, as well as a copy of the Hearing Officer's findings and written decision. The Department shall retain the record for at least six (6) months from the date of the hearing.
- viii. **Providing Reasonable Accommodations:** When necessary, the Department shall provide reasonable accommodations to persons with disabilities. This may include holding hearings in an accessible location, providing all materials and notices in an accessible format and, if necessary, providing qualified sign language interpreters, readers, or attendants. The cost of any reasonable accommodation, other than provision of an accessible location, shall be borne by the CHA.
- ix. **Completing and Delivering a Written Decision:** The Hearing Officer shall prepare a written decision for the hearing. The hearing result shall be sent via first class mail or by personal service to the grievant, or his or her representative, the CHA, and the property management firm within five (5) business days of the hearing, unless the hearing officer determines that additional time is necessary due to the complexity of the case. If more time is required for the formal decision, the Hearing Officer shall notify the parties of the revised timeline within five (5) business days of the hearing.

- x. **Grievant's Failure to Appear:** If a Hearing Officer finds a grievant in default, the Department shall serve a copy of the order of default upon the grievant by first class mail or by personal service. The resident shall have twenty-one (21) days from the date of the default is entered to petition the Hearing Officer to set aside the order of default upon a showing of good cause for the grievant's failure to appear.
- xi. **Reporting:** The Department will report the number of grievance hearings requested, scheduled and held on a quarterly basis to the CHA's Office of the General Counsel.
- xii. The City shall at all times use its best efforts to assure quality, timeliness and efficiency in rendering and completing the Services.

4. **CHA's Duties and Responsibilities:**

- A. **Training:** The CHA will train the Department's Hearing Officers on the CHA's Resident Grievance Procedure and as required for any amendments thereto. It shall be the duty of the CHA to inform the Department of any amendments to the Resident Grievance Procedure. The CHA shall conduct, at the CHA's sole expense, a formal training program that shall include initial and periodic training for Hearing Officers. Training shall be conducted at times and places to be mutually agreed upon by the City and the CHA. Prior to conducting any initial or periodic training, the CHA agrees to submit to the Department, for the Director's review and approval, a list of all training personnel/speakers, and copies of all training curricula and written training documents. Training shall include, among other matters, instruction on the CHA's Resident's Grievance Procedure, orientation to each subject area that Hearing Officers will adjudicate, and participation in hypothetical grievance hearings.

Subject to the Director's review and approval, the CHA agrees to provide (and to seasonably update) the Department and each Hearing Officer with a "bench book" containing, among other matters, a description of the CHA's organization, common grievance issues, and copies of standard lease and relocation documents, and copies of relevant CHA/HUD regulations, policies and procedures.

The CHA further agrees to assist the Department on a case-by-case basis to answer, among other matters, questions concerning the CHA/HUD regulations, policies and procedures.

- B. **Notice:** The CHA will promptly provide notice of requested hearings to the Department.
- C. **Payment:** The CHA will make payments to the City based upon invoices submitted to the CHA pursuant to this Agreement.

5. **Term of Agreement/Extension Option.** This Agreement shall commence on the Effective Date (_____, 2014) and shall continue through on March 31, 2017. Upon mutual agreement of the CHA and the City, the Agreement may be extended for one (1) additional two (2) year term, thereafter under the same terms and conditions as

this original Agreement.

6. Compensation and Payment

A. Compensation. The total amount of compensation payable under this Agreement for Services provided by the City, shall be an amount not-to-exceed \$75,000 (the "Maximum Amount"). All reimbursables for performance of the Services under this Agreement are included in the amount of compensation set forth in this paragraph. The Services shall be suspended when funds appropriated for payment under this Agreement have been exhausted.

B. Basis of Compensation. The CHA shall compensate the City as follows:

i. Case Initiation Fee.

The CHA shall pay the City a case initiation fee of \$75.00 for each Formal Hearing Request received by the City. The case initiation fee shall include and compensate the City for:

- a. File preparation and docketing.
- b. Data entry.
- c. Processing discovery and freedom of information requests for files, tapes and other documents.
- d. Costs associated with recording hearings and maintaining the record.
- e. Messenger costs.
- f. Processing Motions to Set Aside.
- g. Scheduling hearings; notice costs including postage; processing and mailing default orders.
- h. Processing hearing officer payments, along with special billing requirements pursuant to the Agreement.
- i. Costs of preparing form orders, notices, default instructions and other documents.

ii. Hearing Officer Fees.

The CHA shall reimburse and compensate the City at the prevailing rate for all time expended by Hearing Officers to adjudicate CHA grievances including, but not limited to, attending initial and periodic CHA training, preparing for hearings, conducting hearings, motion hearings, and rendering written decisions.

iii. Other Out-of-Pocket Expenses.

In addition to and not in limitation of the other provisions of the Agreement, the CHA agrees to pay the City's out-of-pocket expenses incurred in connection with the City's provision of Services under the Agreement. Out-of-pocket expenses shall include, among other expenses, court reporter fees incurred by the City to prepare written hearing transcripts when the Resident, the CHA, or the management

company seeks judicial review of the Hearing Officer's decision. Such transcript costs must be reasonable and commensurate with standard competitive court reporter fees/rates and need not be pre-approved by the CHA. Other out-of-pocket nominal expenses need not be pre-approved by CHA, but expenses that are not nominal must be pre-approved by the CHA.

C. Invoices and Payment.

- i. **Invoices.** The City shall submit invoices to the CHA's Office of the General Counsel on a quarterly basis.
- ii. **Payments.** The CHA agrees to promptly pay, but not later than 45 days, all proper and reasonable invoices submitted by the City for Services rendered under this Agreement. Payments shall be made directly to the City of Chicago, Department of the Comptroller, and shall provide a written confirmation of each CHA payment to the Comptroller.

7. Non-Appropriation. Funding for this Agreement is subject to 1) availability of Federal funds from HUD, and 2) the approval of funding by CHA's Board of Commissioners. In the event that no funds or insufficient funds are appropriated and budgeted in any fiscal period of the CHA for payments to be made under this Agreement, then the CHA shall promptly notify the City of such occurrence and the Services shall be suspended on the earlier of the last day of the fiscal period for which sufficient appropriation was made or when the funds appropriated for payment under this Agreement are exhausted. No payments shall be made or due to the City under this Agreement beyond those amounts appropriated and budgeted by the CHA to fund payments hereunder.

8. Indemnification.

- A. The City agrees, except to the extent liability of a municipal corporation, as such, is precluded by the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 et seq. or the Common Law of the State of Illinois, to defend, indemnify and hold the CHA, its officers, agents and employees completely harmless from and against any and all suits, claims, grievances, damages, costs, expenses, judgments and/or liabilities, including costs of defense and reasonable attorneys' fees arising out of or relating to any and all claims, liens, demands, obligations, actions, suits, judgments or settlements, proceedings or causes of action of every kind, nature and character (collectively "Claims") arising from the City's control, operation, use and maintenance of the facilities described in subsection 3.iii., "Use of Facilities," in connection with the Services, except to the extent caused by the negligence, acts or omissions of the CHA, its agents or employees. Upon notice from the CHA of any claim, and consistent with the exceptions noted above, the City shall timely appear and defend all suits and claims and shall pay all costs and expenses incidental thereto, but the CHA shall have the right at its option and at its own expense, to participate in the defense of any suit, without relieving the City of any of

its obligations hereunder.

- B. The CHA agrees to defend, indemnify and hold harmless the City, its officers, agents and employees against any Claims challenging the constitutionality or adequacy of the CHA's Resident Grievance Procedure or involving any claims arising from appeals of Hearing Officer adjudications pursuant to the Illinois Administrative Review Act. Upon notice from the City of any Claim consistent with the above, the CHA shall timely appear and defend all suits and claims and shall pay all costs and expenses incidental thereto, but the City shall have the right at its option and at its own expense, to participate in the defense of any suit, without relieving the CHA of any of its obligations hereunder.

9. **Record-keeping Requirements.** The City shall maintain all books, records, and documents necessary to its performance of this Agreement and shall adopt a system of accounting in accordance with generally accepted accounting principles and practice to properly reflect all cost of whatever nature claimed to have been incurred or anticipated to be incurred in connection with the City's performance under this Agreement. In addition, the City shall keep such books, records and documents in a safe place and make them available for examination by the CHA or a third party designated by the CHA, upon reasonable notice to the City of such an examination for a period of three (3) years after the expiration of the Agreement.

10. **Termination.** Either party may terminate this Agreement upon providing thirty (30) days written notice to the other party in accordance with the provisions of paragraph 22 below.

11. **Default.** The following shall constitute an event of default ("Event of Default") hereunder:

- A. The violation or breach by the CHA of any law, statute, rule or regulation of a governmental or administrative entity relating to its performance under this Agreement, or the violation or breach by the City of any law, statute, rule or regulation of a governmental or administrative entity relative to its performance under this Agreement;
- B. The transfer or assignment by CHA of its rights and obligations hereunder without the prior written consent of the City, or the transfer or assignment by the City of its rights and obligations hereunder without the prior written consent of CHA;
- C. Any misrepresentation by the CHA of any material fact, or any misrepresentation by the City of any material fact;
- D. A material breach by the City or the CHA of any other provision of this Agreement including, but not limited to, a failure to perform services according to the time requirements and conditions set forth herein, a failure to meet any deadline for the submission of reports, proposals and other documents required by any provision of this Agreement and the continuance of this failure for sixty (60) days after notice; or

- E. There is a cessation or deterioration of Services for a period that, in the reasonable judgment of the CHA, materially and adversely affects the operation of the public services required to be performed by the City and such cessation or deterioration of services is not cured within fifteen (15) days after the CHA gives notice to the City.

This Agreement may be terminated by the non-defaulting party, if an Event of Default occurs. If no cure period is stated for any of the items listed under this Section, the cure period shall be three (3) days after the defaulting party receives notice from the non-defaulting party.

12. Independent Contractor. The City shall perform under this Agreement as an independent contractor to the CHA and not as a representative, employee, agent, or partner of the CHA.

13. Amendment. This Agreement may not be altered, amended, changed or modified in any respect without the written consent of both the City and the CHA

14. Assignment. Neither party may assign its right or obligations under this Agreement without the prior written consent of the other party, which consent shall be in the other party's sole discretion. This Agreement shall inure to the benefit of and be binding upon the City, the CHA and the respective successors and permitted assigns.

15. No Third Party Beneficiary. This Agreement is for sole and exclusive benefit of the CHA and the City and their respective successors and permitted assigns. No other person or entity is an intended third party beneficiary of this Agreement or shall have the right to enforce any of the provisions of this Agreement. Nothing contained in this Agreement may be construed to create or imply any partnership, joint venture or other association between the City and the CHA.

16. Headings. The section headings contained herein are for convenience only and are not intended to limit, expand or modify the provisions of such sections.

17. Non-Liability of Public Officials. No official, employee or elected or appointed representative or the CHA or the City may be held personally liable for any breach of any provision of this Agreement or any damage, loss or injury arising out of the performance of this Agreement.

18. Compliance with All Laws/Governmental Orders

- A. The City and the CHA shall at all times observe and comply with all applicable laws, ordinances, rules, regulations and executive orders of the federal, state and local government, now existing or hereinafter in effect, which may in any manner affect the performance of this Agreement including, but not limited to, the Uniform Administrative Requirements contained in 24 C.F.R. Section 85.1 et seq., (1993), as amended; Title VI of the Civil Rights Act of 1967 (42 U.S.C. 2000d et seq.); Fair Housing Act (42 U.S.C. 3601-20 et seq.); Executive Order 11063, as amended by Executive Order 12259; Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.); Rehabilitation Act of 1973 (29 U.S.C.

794); Davis-Bacon Act, as amended (40 U.S.C. 276a-276a-5); Contract Work Hours and Safety Standards Act (40 U.S.C. 327 et seq.); National Environmental Policy Act of 1969 (24 CFR Part 58) ; Clean Air Act (42 U.S. C. 7401 et seq.) Federal Water Pollution Control Act (33 U.S. C. 1251 et seq.) , as amended; Flood Disaster Protection Act of 1973 (42 U.S.C. 4106); Uniform Relocation Assistance and Real Property Development Acquisition Policies Act of 1970 (42 U.S.C. 4601); Executive Order 11246, as amended by Executive Orders 12086 and 11375; Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4831(b)); Executive Order 12372; Copeland "Anti-Kickback" Act (18 U.S.C. §874 and 40 U.S.C. §276); Byrd ".Anti-Lobbying" Amendment (31 U.S.C. §1352) ; Drug Free Workplace Act of 1968 (41 U.S.C. 701 et seq.); and Debarment and Suspension (Executive Orders 12549 and 12689) Additionally, CDHS shall comply with the applicable provisions of OMB Circulars A-133, A-102, A-122, A-110 and A-87, as amended, succeeded or revised.. Provision(s) required by law, ordinances, rules, regulations, or executive orders to be inserted shall be deemed inserted whether or not they appear in this Agreement or, upon application by either party, this Agreement shall forthwith be amended to literally make such insertion. However, in no event shall the failure to insert such provisions prevent the enforcement of this Agreement.

- B. The City and the CHA shall take such actions as may be necessary to comply promptly with any and all governmental orders imposed by any duly constituted government authority whether imposed by Federal, state, county or municipal authority.

19. Counterpart Execution. This Agreement may be executed in multiple counterparts, the signature pages of which, taken together, shall constitute an original execution copy.

20. Governing Law/Venue. This Agreement shall be construed in accordance with the laws of the State of Illinois, excluding, however, those relating to choice or conflict of laws. The parties agree that the courts located in Cook County, Illinois shall be the exclusive venue for any action arising out of or brought pursuant to this Agreement.

21. Waiver. Whenever under this Agreement either party, by a proper authority, expressly waives the other party's performance in any respect or expressly waives a requirement or condition to either the CHA's or the City's performance, the waiver so granted, shall only apply to the particular instance and shall not be deemed a waiver forever or for subsequent instances of the performance, requirement or condition. No such waiver shall be construed as a modification of the Agreement regardless of the number of times the either party may have waived the performance, requirement or condition.

22. Notices. All notices and communications concerning this Agreement shall be sent to:

If to the City: City of Chicago
 Department of Administrative Hearings
 740 North Sedgwick Street, 6th Floor

Chicago, Illinois 60654
Attn: Director

With copies to: City of Chicago, Department of Law
121 N. LaSalle Street, Room 600
Chicago, Illinois 60602
Attn: Finance and Economic Development Division

If to the CHA: Chicago Housing Authority
60 East Van Buren Street, 12th Floor
Chicago, Illinois 60605
Attn: General Counsel

Unless otherwise specified, any notice, demand or request required hereunder shall be given in writing at the addresses set forth above and shall be effective: (a) if delivered by personal service upon delivery, (b) if sent by overnight courier, effective one business day after delivery to such courier, or (c) if sent by registered or certified mail, return receipt requested, effective three business days after the date of mailing. A party's address for notices may be changed by giving written notice in the manner specified in this Section.

23. Authority.

- A. CHA Authority. Execution of this Agreement is authorized by resolution of the CHA's Board of Commissioners dated _____, 2014 approving this Agreement and pursuant to the United States Housing Act of 1937, 42 U.S.C. § 1437 et seq.; regulations promulgated by HUD, and the State Housing Authorities Act, 310 ILCS 10/1 et seq., as amended, and other applicable laws, regulations and ordinances.
- B. City Authority. Execution of this Agreement by the City is authorized by an ordinance enacted by the City Council of the City of Chicago approving this Agreement on _____, 2014.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date first set forth above.

CITY OF CHICAGO

By: _____
Patricia Jackowiak, Director
Dept. of Administrative Hearings

CHICAGO HOUSING AUTHORITY

By: _____
Linda Riley Mitchell
Chief Financial and Administrative
Officer

Approved as to Legality and Form
Chicago Housing Authority
Office of the General Counsel

By: _____
Scott W. Ammarell
Chief Legal Officer



City of Chicago



O2014-55

Office of the City Clerk Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	First Amendment to Intergovernmental Agreement with City of Chicago and Public Building Commission for construction of Chinatown Branch Library
Committee(s) Assignment:	Committee on Finance



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Commissioner of Planning and Development, I transmit herewith an ordinance amending an intergovernmental agreement with the Public Building Commission.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a home rule unit of local government under the 1970 Constitution of the State of Illinois and has the authority to promote the health, safety and welfare of its inhabitants, to furnish essential governmental services through its various departments and agencies and to enter into contractual agreements with units of local government for the purpose of achieving the aforesaid objectives; and

WHEREAS, on March 18, 1956, the City Council of the City (the "City Council") created the Public Building Commission of Chicago (the "Commission"), an Illinois municipal corporation, pursuant to the Public Building Commission Act of the State of Illinois (the "Act") for the purpose of facilitating the funding, acquiring and constructing of public buildings, improvements and facilities for use by local public agencies in the furnishing of essential governmental services; and

WHEREAS, the Commission is authorized and empowered by the Act to acquire fee simple title to real property, including easements and reversionary interests in streets, alleys and other public places, by purchase or the exercise of eminent domain, for public improvements in an area or areas that have been selected, located and approved by the governing bodies of the City and the Commission; and

WHEREAS, the Commission has heretofore undertaken the acquisition, construction, alteration, repair, renovation, rehabilitation and equipping of buildings and facilities for use by various public bodies including the City, the Board of Education of the City of Chicago, the Chicago Park District, and the Board of Trustees of Community College District No. 508, County of Cook and State of Illinois; and

WHEREAS, pursuant to an ordinance adopted by the City Council on February 13, 2013 (the "Ordinance"), on April 25, 2013 the City and the Commission entered into that certain Intergovernmental Agreement (the "Agreement") for the for acquisition and construction

(including the development of the scope, schedule, budget and conceptual design drawings) of a branch library and ancillary improvements (the "Project") at the property commonly known as 2101-15 South Archer Avenue and 2100-24 South Wentworth Avenue, Chicago, Illinois (the "Site"); and

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/1-74.4-1 *et seq.*, as amended from time to time (the "TIF Act"), to finance projects that eradicate blight conditions and conservation factors that could lead to blight through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, to induce certain redevelopment pursuant to the TIF Act, in accordance with the provisions of the TIF Act, pursuant to ordinances adopted on July 21, 1999 and February 16, 2000, the City Council: (1) approved and adopted a redevelopment plan for the 24th/Michigan Redevelopment Project Area ("Redevelopment Plan"); (2) designated the 24th/Michigan Redevelopment Project Area (the "Redevelopment Area") as a "redevelopment project area" pursuant to the Tax Increment Allocation Redevelopment Act; and (3) adopted tax increment allocation financing for the 24th/Michigan Redevelopment Project Area (the "TIF Adoption Ordinance") (items(1)-(3) collectively referred to herein as the "TIF Ordinances"); and

WHEREAS, the Site lies wholly within the boundaries of the Redevelopment Area; and

WHEREAS, under the TIF Act, such incremental ad valorem taxes which pursuant to the TIF Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used, among other purposes, to pay the cost of public works and improvements as well as to acquire and construct public facilities, as contemplated in a redevelopment plan, and obligations relating thereto; and

WHEREAS, pursuant to the Ordinance and the Agreement, the City made available to the Commission a portion of the Increment from the Redevelopment Area in an amount not to exceed \$3,600,000 for the purpose of providing a portion of the funds required for the acquisition of the Site; and

WHEREAS, the Redevelopment Plan contemplates that tax increment financing assistance would be provided for the acquisition of real property for, and the construction thereon of public improvements, such as the Project, within the boundaries of the Redevelopment Area; and

WHEREAS, since the execution of the Agreement the amount of funds required for the acquisition of the Site has increased; and

WHEREAS, the City has determined that it is necessary, desirable and in the public interest to enter into an amendment to the Agreement with the Commission in substantially the form attached hereto as an exhibit (the "Amendment") pursuant to the Intergovernmental Cooperation Act of the State of Illinois in order to increase the amount of Increment from the Redevelopment Area available to the Commission for the purpose of acquiring the Site to not to exceed \$6,800,000; now, therefore,

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

Section 1. The recitals of this ordinance are hereby incorporated into this text as if set out herein in full.

Section 2. The Commissioner of the Department of Planning and Development (the "DPD Commissioner"), the Commissioner of the Library (the "Library Commissioner"), the Commissioner of 2FM (the "2FM Commissioner") and the Budget Director, along with the City Comptroller, are each hereby authorized to execute, subject to the review of the Corporation Counsel as to form and legality, the Amendment and such other documents as are necessary, between the City and the Commission, which may contain such other terms as are deemed necessary or appropriate by the parties executing the same on the part of the City.

Section 3. The DPD Commissioner, the Library Commissioner, the Budget Director, and the 2FM Commissioner and their respective designees, along with the City Comptroller, are each authorized to execute such additional documents, information, assurances and certifications and to take such additional actions in connection with the Project as may be

necessary or required pursuant to the Amendment as contemplated therein.

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 be controlling. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

Section 5. This ordinance shall take effect upon its passage and approval.

EXHIBIT

FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CHICAGO AND THE PUBLIC BUILDING COMMISSION OF CHICAGO (CHINATOWN BRANCH LIBRARY)

This First Amendment to Intergovernmental Agreement (the "Amendment"), dated as of _____, 2014 is made by and between the City of Chicago, an Illinois municipal corporation, having its principal offices at City Hall, 121 North LaSalle Street, Chicago, Illinois 60602 (the "City"), and the Public Building Commission of Chicago, an Illinois municipal corporation, having its offices at the Richard J. Daley Center, Room 200, Chicago, Illinois 60602 (the "Commission").

RECITALS

WHEREAS, the City of Chicago (the "City") is a home rule unit of local government under the 1970 Constitution of the State of Illinois and has the authority to promote the health, safety and welfare of its inhabitants, to furnish essential governmental services through its various departments and agencies and to enter into contractual agreements with units of local government for the purpose of achieving the aforesaid objectives; and

WHEREAS, on March 18, 1956, the City Council of the City (the "City Council") created the Public Building Commission of Chicago (the "Commission"), an Illinois municipal corporation, pursuant to the Public Building Commission Act of the State of Illinois (the "Act") for the purpose of facilitating the funding, acquiring and constructing of public buildings, improvements and facilities for use by local public agencies in the furnishing of essential governmental services; and

WHEREAS, the Commission is authorized and empowered by the Act to acquire fee simple title to real property, including easements and reversionary interests in streets, alleys and other public places, by purchase or the exercise of eminent domain, for public improvements in an area or areas that have been selected, located and approved by the governing bodies of the City and the Commission; and

WHEREAS, the Commission has heretofore undertaken the acquisition, construction, alteration, repair, renovation, rehabilitation and equipping of buildings and facilities for use by various public bodies including the City, the Board of Education of the City of Chicago, the Chicago Park District, and the Board of Trustees of Community College District No. 508, County of Cook and State of Illinois; and

WHEREAS, pursuant to an ordinance adopted by the City Council on February 13, 2013 (the "Ordinance"), on April 25, 2013 the City and the Commission entered into that certain Intergovernmental Agreement (the "Agreement") for the for acquisition and construction (including the development of the scope, schedule, budget and conceptual design drawings) of a branch library and ancillary improvements (the "Project") at the property commonly known as 2101-15 South Archer Avenue and 2100-24 South Wentworth Avenue, Chicago, Illinois (the "Site"); and

WHEREAS, the City is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/1-74.4-1 *et seq.*, as amended from time to time (the "TIF Act"), to finance projects that eradicate blight conditions and conservation factors that could lead to blight through the use of tax increment allocation financing for redevelopment projects; and

WHEREAS, to induce certain redevelopment pursuant to the TIF Act, in accordance with the provisions of the TIF Act, pursuant to ordinances adopted on July 21, 1999 and February 16, 2000, the City Council: (1) approved and adopted a redevelopment plan for the 24th/Michigan Redevelopment Project Area ("Redevelopment Plan"); (2) designated the 24th/Michigan Redevelopment Project Area (the "Redevelopment Area") as a "redevelopment project area" pursuant to the Tax Increment Allocation Redevelopment Act; and (3) adopted tax increment allocation financing for the 24th/Michigan Redevelopment Project Area (the "TIF Adoption Ordinance") (items(1)-(3) collectively referred to herein as the "TIF Ordinances"); and

WHEREAS, the Site lies wholly within the boundaries of the Redevelopment Area; and

WHEREAS, under the TIF Act, such incremental ad valorem taxes which pursuant to the TIF Act have been collected and are allocated to pay redevelopment project costs and obligations incurred in the payment thereof ("Increment") may be used, among other purposes, to pay the cost of public works and improvements as well as to acquire and construct public facilities, as contemplated in a redevelopment plan, and obligations relating thereto; and

WHEREAS, pursuant to the Ordinance and the Agreement, the City made available to the Commission a portion of the Increment from the Redevelopment Area in an amount not to exceed \$3,600,000 for the purpose of providing a portion of the funds required for the acquisition of the Site; and

WHEREAS, the Redevelopment Plan contemplates that tax increment financing assistance would be provided for the acquisition of real property for, and the construction thereon of public improvements, such as the Project, within the boundaries of the Redevelopment Area; and

WHEREAS, since the execution of the Agreement the amount of funds required for the acquisition of the Site has increased; and

WHEREAS, the parties have determined that it is necessary, desirable and in the public interest to enter into this Amendment to the Agreement pursuant to the Intergovernmental Cooperation Act of the State of Illinois in order to increase the amount of Increment from the Redevelopment Area available to the Commission for the purpose of acquiring the Site to not to exceed \$6,800,000; now, therefore,

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereby agree as follows:

DEFINITIONS

All references in the Agreement to the "Department of Housing and Economic Development" are hereby amended to the Department of Planning and Development, and all references to "DHED" are hereby amended to DPD. Otherwise, for purposes of this Amendment all capitalized terms shall have the meanings assigned in the Agreement.

SECTION I INCORPORATION OF RECITALS AND DEFINITIONS

The recitations and definitions set forth above constitute an integral part of the Amendment and are hereby incorporated herein by this reference with the same force and effect as if set forth herein as agreements of the parties.

SECTION II AMENDMENTS TO AGREEMENT

2.1. The amount of Increment from the Redevelopment Area available to the Commission for the purpose of acquiring the Site is hereby increased by \$3,200,000 from not to exceed \$3,600,000 to not to exceed \$6,800,000.

2.2 Exhibit B to the Agreement is hereby deleted in its entirety and replaced with Amended Exhibit B attached hereto and hereby incorporated herein.

2.3 Except as amended hereby the Agreement remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed or caused this First Amendment to Intergovernmental Agreement between the City of Chicago and the Public Building Commission of Chicago regarding the Chinatown Branch Library to be executed, all as of the date first written above.

CITY OF CHICAGO

By: _____
City Comptroller

By: _____
Commissioner
Chicago Public Library

By: _____
Commissioner
Department of Planning and Development

By: _____
Commissioner
Department of Fleet and Facility Management

By: _____
Budget Director
Office of Budget and Management

PUBLIC BUILDING COMMISSION OF CHICAGO

By: _____
Executive Director

Approved as to form and legality for the Public Building Commission of Chicago:

**AMENDED EXHIBIT B
AMENDED PROJECT BUDGET
(Chinatown Branch Library)**

(See Attachment)

PRELIMINARY PROJECT BUDGET



Public Building Commission of Chicago • Richard J. Daley Center • 50 West Washington, Room 200 • Chicago, Illinois 60602 • Tel: 312-744-3090 • Fax: 312-744-800

Division : Chicago Public Libraries
 Project : Chinatown Library
 Address : 2100 - 2110 S Wentworth
 Ward/Ald.: 25th / Solis

Project Number: 08150
 Date: 12/30/2013
 PM: Edward Bark

Cost Codes	GL Code	Group Headings	Original Undertaking (Submitted as rollup 10/31/12)	Revised Undertaking (\$6.8M Land Acq. & Other Related Costs)	Comments
		Building Square Footage	20,064	16,000	
I		Planning			
		Sub-Total	\$47,900	\$23,245	Phase I Environmental Evaluation, LEED Registration, Traffic Study, Site Survey
II		Land Acquisition & Site Control			
		Sub-Total	\$4,228,049	\$7,027,500	
III		Environmental and Site Preparation			
		Sub-Total	\$1,004,825	\$203,950	Phase II Environmental, Geotechnical Testing, Environmental Remediation & Site preparation
IV		Design			
		Sub-Total	\$768,000	\$274,610	Design Architect Fees, AOR Basic Services Fees, Commissioning Agent, Storm Water Review, Zoning Review
V		Project Implementation			
		Sub-Total	\$1,337,201	\$1,067,180	Project Management, Pre-Bid Advertising, Document Reproduction, Affirmative Action Consulting, PBC Administration
VI		Construction			
		Sub-Total	\$8,214,026	\$10,203,514	Testing and Inspection, General Construction, Allowances, Contract Contingency, Construction Contingency
		TOTAL PBC BUDGET	\$15,600,001	\$18,800,000	
IX		User Agency Budget			
		Sub-Total	\$346,153	\$346,153	Client Art, Client FF+E, Client Telecom, Library Relocation
		TOTAL PROJECT BUDGET	\$15,946,154	\$19,146,153	

USES:

Land Acq. & Other Related Costs \$ 3,600,000 \$ 6,800,000

All Other Costs \$ 12,000,001 \$ 12,000,000

TOTAL PBC BUDGET: \$ 15,600,001 \$ 18,800,000

SOURCES:

Original TIF \$ 15,600,000 \$ 15,600,000

Additional TIF \$ 1 \$ 3,200,000

TOTAL TIF \$ 15,600,001 \$ 18,800,000



City of Chicago



A2014-10

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Joshua J. Barron as member of Special Service Area No. 64, Walden Parkway Commission
Committee(s) Assignment:	Committee on Finance

Fin



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Joshua J. Barron as a member of Special Service Area No. 64, the Walden Parkway Commission, for a term effective immediately and expiring January 15, 2016.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-11

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/15/2014

Sponsor(s): Emanuel (Mayor)

Type: Appointment

Title: Appointment of Jeffrey Wright as member of Chicago Community Land Trust Board

Committee(s) Assignment: Committee on Housing and Real Estate



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Jeffrey Wright as a member of the Chicago Community Land Trust Board for a term effective immediately and expiring February 1, 2015, to succeed Joseph A. Williams, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,


Mayor



City of Chicago



A2014-13

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Daniel Widawsky as City Comptroller
Committee(s) Assignment:	Committee on Finance



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Daniel Widawsky as City Comptroller.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-14

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Maria Guerra Lapacek as Commissioner of Business Affairs and Consumer Protection
Committee(s) Assignment:	Committee on License and Consumer Protection



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Maria Guerra Lapacek as Commissioner of Business Affairs and Consumer Protection.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-15

Office of the City Clerk Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Rebekah Scheinfeld as Commissioner of Transportation
Committee(s) Assignment:	Committee on Transportation and Public Way



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Rebekah Scheinfeld as Commissioner of Transportation.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-16

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Meredith Brooks as member of Affirmative Action Advisory Board
Committee(s) Assignment:	Committee on Budget and Government Operations

Budget



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Meredith Brooks as a member of the Affirmative Action Advisory Board for a term effective immediately and expiring February 15, 2016, to succeed Olga Camargo, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor

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City of Chicago



A2014-17

Office of the City Clerk Document Tracking Sheet

Meeting Date: 1/15/2014

Sponsor(s): Emanuel (Mayor)

Type: Appointment

Title: Appointment of Cory Fulton as member of Affirmative Action
Advisory Board

Committee(s) Assignment: Committee on Budget and Government Operations

Budget



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Cory Fulton as a member of the Affirmative Action Advisory Board for a term effective immediately and expiring February 15, 2016, to succeed Debra Jennings-Johnson, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-18

Office of the City Clerk Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Yasim Bates-Brown as member of Chicago Commission on Human Rights
Committee(s) Assignment:	Committee on Human Relations

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Yasim Bates-Brown as a member of the Chicago Commission on Human Relations for a term effective immediately and expiring July 1, 2015, to complete the unexpired term of Donald E. Allen, who has resigned.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,


Mayor



City of Chicago



A2014-19

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Curtis J. Tarver II as member of Chicago Commission on Human Relations
Committee(s) Assignment:	Committee on Human Relations

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Curtis J. Tarver II as a member of the Chicago Commission on Human Relations for a term effective immediately and expiring July 1, 2014, to complete the unexpired term of Salvador A. Cicero, who has resigned.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-2

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Gregory C. Cameron as member of Special Service Area No. 1, State Street Commission
Committee(s) Assignment:	Committee on Finance

F-11



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Gregory C. Cameron as a member of Special Service Area No. 1, the State Street Commission, for a term effective immediately and expiring October 1, 2014, to complete the unexpired term of Carol C. Coletta, who has resigned.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-21

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Rhoda Davis Sweeney as member of Chicago Police Board
Committee(s) Assignment:	Committee on Public Safety

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Rhoda Davis Sweeney as a member of the Chicago Police Board for a term effective immediately and expiring August 10, 2018, to succeed Scott J. Davis, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-22

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Michael Eaddy as member of Chicago Police Board
Committee(s) Assignment:	Committee on Public Safety

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Michael Eaddy as a member of the Chicago Police Board for a term effective immediately and expiring August 10, 2018, to succeed Johnny L. Miller, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-24

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

1/15/2014

Sponsor(s):

Emanuel (Mayor)

Type:

Appointment

Title:

Appointment of Megan Everett as member of Advisory
Council on Veterans

Committee(s) Assignment:

Committee on Human Relations

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Megan A. Everett as a member of the Advisory Council on Veterans for a term effective immediately and expiring July 1, 2015, to succeed Lizette Rhone, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor

James M. Smith



City of Chicago



A2014-26

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

1/15/2014

Sponsor(s):

Emanuel (Mayor)

Type:

Appointment

Title:

Appointment of Timothy J. King as Commissioner of Chicago Park District

Committee(s) Assignment:

Committee on Special Events, Cultural Affairs and Recreation

spec
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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Timothy J. King as a commissioner of the Chicago Park District for a term effective immediately and expiring April 24, 2019 to succeed B. J. Armstrong, who has resigned.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-27

Office of the City Clerk Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Richard L.Tolliver as member of Commission on Chicago Landmarks
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Richard L. Tolliver as a member of the Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2015, to succeed Christopher R. Reed, who has resigned.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-29

Office of the City Clerk Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Sol A. Flores as member of Zoning Board of Appeals
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Zoning



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Sol A. Flores as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2015, to complete the unexpired term of Judy D. Martinez-Faye, who has resigned.

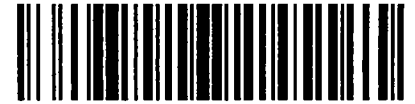
Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-30

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Salvador A. Cicero as member and chair of Chicago Human Resources Board
Committee(s) Assignment:	Committee on Workforce Development and Audit

Workdate



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Salvador A. Cicero as a member and chair of the Chicago Human Resources Board for a term effective immediately and expiring July 19, 2018, to succeed John F. Hannah, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-4

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Eddie B. Lakin as member of Special Service Area No. 35, Lincoln Avenue Commission
Committee(s) Assignment:	Committee on Finance

Fin



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Eddie B. Lakin as a member of Special Service Area No. 35, the Lincoln Avenue Commission, for a term effective immediately and expiring July 26, 2014, to succeed Jay C. Kelly, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-5

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Victor M. Vasquez as member of Special Service Area No. 39, Brighton Park-Archer Heights Commission
Committee(s) Assignment:	Committee on Finance

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Victor M. Vasquez as a member of Special Service Area No. 39, the Brighton Park-Archer Heights Commission, for a term effective immediately and expiring December 17, 2016, to succeed Olga Contreras, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-7

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of Timothy K. Egan as member of Special Service Area No. 48, Old Town Commission
Committee(s) Assignment:	Committee on Finance



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed Timothy K. Egan as a member of Special Service Area No. 48, the Old Town Commission, for a term effective immediately and expiring June 30, 2015, to succeed Linda C. Gits, whose term has expired.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-9

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Appointment of David J. Maletin as member of Special Service Area No. 60, Albany Park Commission
Committee(s) Assignment:	Committee on Finance

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have appointed David J. Maletin as a member of Special Service Area No. 60, the Albany Park Commission, for a term effective immediately and expiring January 15, 2017.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,


Mayor

This record is currently unavailable.



City of Chicago



O2014-56

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Ordinance
Title:	Amendment of 2014 Annual Appropriation Ordinance within Fund No. 925
Committee(s) Assignment:	Committee on Budget and Government Operations

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

At the request of the Budget Director, I transmit herewith a Fund 925 Amendment.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours,

Mayor

ORDINANCE

WHEREAS, the Annual Appropriation Ordinance for the year 2014 of the City of Chicago (the "City") contains estimates of revenues receivable as grants from agencies of the state and federal governments and public and private agencies; and

WHEREAS, in accordance with Section 8 of the Annual Appropriation Ordinance, the heads of various departments and agencies of the City have applied to agencies of the state and federal governments and public and private agencies for grants to the City for various purposes; and

WHEREAS, the City through its Office of Emergency Management & Communications has been awarded state grant funds in the amount of \$10,000 by the Illinois Emergency Management Agency which shall be used for the Illinois Transportable Emergency Communications Systems Maintenance Program; now, therefore,

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

SECTION 1. The sum of \$10,000 not previously appropriated, representing increased grant awards is hereby appropriated from Fund 925 - Grant Funds for the year 2014. The Annual Appropriation Ordinance is hereby further amended by striking the words and figures and adding the words and figures indicated in the attached Exhibit A which is hereby made a part hereof.

SECTION 2. 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. If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this ordinance.

SECTION 3. This ordinance shall be in full force and effect upon its passage and approval.

EXHIBIT A
AMENDMENT TO THE 2014 APPROPRIATION ORDINANCE

CODE	DEPARTMENT AND ITEM	STRIKE AMOUNT	ADD AMOUNT
ESTIMATE OF GRANT REVENUE FOR 2014			
Awards from Agencies of the State of Illinois		\$ 173,995,000	\$ 174,005,000

925 - Grant Funds		STRIKE AMOUNT	ADD AMOUNT	STRIKE AMOUNT	ADD AMOUNT
	2014 Anticip'd Grant			2014 Carryover	2014 Total

58	<u>Office of Emergency Management & Communications:</u> Illinois Transportable Emergency Communications System Maintenance	STRIKE AMOUNT	ADD AMOUNT	STRIKE AMOUNT	ADD AMOUNT
			\$ 10,000		\$ 10,000



City of Chicago



A2014-12

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Joy Aruguette, Pamela S. Gecan, Bruce A. Gottschall, Calvin L. Holmes, Rosanna A. Marquez, Robert V. McGhee and Ofelia Navarro as members of Chicago Community Land Trust Board
Committee(s) Assignment:	Committee on Housing and Real Estate

HS9



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have reappointed Joy Aruguete, Pamela S. Gecan, Bruce A. Gottschall, Calvin L. Holmes, Rosanna A Marquez, Robert V. McGhee, and Ofelia Navarro as members of the Chicago Community Land Trust Board for terms effective immediately and expiring February 1, 2015.

Your favorable consideration of these appointments will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-20

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

1/15/2014

Sponsor(s):

Emanuel (Mayor)

Type:

Appointment

Title:

Reappointment of Joanna Borowiec, Tiffany Ferguson, Rochelle Grimbau, Andrew S. Kang, Ray J. Koenig III and Juan C. Linares as members of Chicago Commission on Human Relations

Committee(s) Assignment:

Committee on Human Relations

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have reappointed Joanna Borowiec, Tiffany Ferguson, Rochelle Grimbau, Andrew S. Kang, Ray J Koenig III, and Juan C. Linares as members of the Chicago Commission on Human Relations for terms effective immediately and expiring July 1, 2016.

Your favorable consideration of these appointments will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-23

Office of the City Clerk Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Ghian Foreman as member of Chicago Police Board
Committee(s) Assignment:	Committee on Public Safety

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have reappointed Ghian Foreman as a member of the Chicago Police Board for a term effective immediately and expiring August 10, 2018.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-25

Office of the City Clerk

Document Tracking Sheet

Meeting Date:

1/15/2014

Sponsor(s):

Emanuel (Mayor)

Type:

Appointment

Title:

Reappointment of Deborah E. Bennett, Cesar A. Gonzalez, Lawrence E. Grisham, Carl A. Jenkins, John W. Pfeiffer and Gabriela Roman as members of Chicago Low-Income Housing Trust Fund Board

Committee(s) Assignment:

Committee on Housing and Real Estate

HS9



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have reappointed Deborah E. Bennett, Cesar A. Gonzalez, Lawrence E. Grisham, Carl A. Jenkins, John W. Pfeiffer, and Gabriela Roman as members of the Chicago Low-Income Housing Trust Fund Board, for terms effective immediately and expiring December 31, 2015.

Your favorable consideration of these appointments will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-28

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Olga Camargo, Smith N. Shah and Daniel Sih
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



zoning

OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have reappointed Olga Camargo, Smita N. Shah, and Daniel Sih as members of the Chicago Plan Commission for terms effective immediately and expiring January 25, 2019.

Your favorable consideration of these appointments will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-3

Office of the City Clerk Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Stanley Smith as member of Special Service Area No. 32, Auburn Gresham Commission
Committee(s) Assignment:	Committee on Finance



FIN

OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have reappointed Stanley Smith as a member of Special Service Area No. 32, the Auburn Gresham Commission, for a term effective immediately and expiring October 4, 2015.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-6

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/15/2014

Sponsor(s): Emanuel (Mayor)

Type: Appointment

Title: Reappointment of Yolanda Travis as member of Special Service Area No. 47, 47th Street and Cottage Grove Commission

Committee(s) Assignment: Committee on Finance

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OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have reappointed Yolanda Travis as a member of Special Service Area No. 47, the 47th Street and Cottage Grove Commission, for a term effective immediately and expiring September 9, 2014.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor



City of Chicago



A2014-8

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2014
Sponsor(s):	Emanuel (Mayor)
Type:	Appointment
Title:	Reappointment of Mark J. Wallace as member of Special Service Area No. 49, South Shore/Exchange Commission
Committee(s) Assignment:	Committee on Finance

Fin



OFFICE OF THE MAYOR
CITY OF CHICAGO

RAHM EMANUEL
MAYOR

January 15, 2014

TO THE HONORABLE, THE CITY COUNCIL
OF THE CITY OF CHICAGO

Ladies and Gentlemen:

I have reappointed Mark J. Wallace as a member of Special Service area No. 49, the South Shore/Exchange Commission, for a term effective immediately and expiring July 28, 2016.

Your favorable consideration of this appointment will be appreciated.

Very truly yours,

Mayor