

RECEIVED
CITY COUNCIL DIVISION

**SUMMARY OF REPORTS OF
THE COMMITTEE ON HOUSING AND REAL ESTATE
TO BE SUBMITTED TO THE CITY COUNCIL
AT THE MEETING OF
JULY 6, 2011**

2011 JUL 4 PM 3:37
OFFICE OF THE
CITY CLERK

Committee Meeting held June 28, 2011:

RECOMMENDED:

1. An ordinance approving the release of the Reserved Easement and No Build Covenant of an ordinance which passed City Council on May 5, 1965. 2ND WARD
(O2011-4637)
2. An ordinance authorizing the acquisition of property at **10350-60 S. Indianapolis Blvd.** 10TH WARD
(O2011-3722)
3. An ordinance authorizing the acquisition of the Additional Property located at **1018-1022 E. 73rd St.** (O2011-4625) 5TH WARD
4. An ordinance authorizing the execution of a new Lease Agreement at **5702-26 S. Lafayette** with Washington Park Consortium. (O2011-4504) 3RD WARD
5. An ordinance authorizing the execution of a Lease Agreement at:
1956 N. Ashland Ave. (Renewal) 32ND WARD
Clear Channel Outdoor, Inc.
Lease No. 20229
(O2011-4501)
6. An ordinance amending a previously approved land sale, in the *Pilsen TIF Redevelopment Project Area*, for Millennium East, LLC. (O2011-4611) 25TH WARD
7. An ordinance approving the sale of property located at **745 N. Cicero Ave.**, in the *Northwest Industrial Corridor TIF Area*, to Irving Barr Living Trust (\$15,000.00) 28TH WARD
(O2011-4523)
8. An ordinance approving the sale of property under the Adjacent Neighbors Land Acquisition Program (ANLAP) at:
2951 W. Washington Blvd. 2ND WARD
Bidder: Michael Henderson
Bid: \$2,500.00
(O2011-4525)
9. An ordinance approving the sale of property under the Adjacent Neighbors Land Acquisition Program (ANLAP) at:
6123 S. Damen Ave. 15TH WARD
Bidder: Arthenia K. Everette
Bid: \$700.00
(O2011-4535)

10. An ordinance approving the sale of property under the Adjacent Neighbors Land Acquisition Program (ANLAP) at:
5621 S. Hermitage Ave. 15TH WARD
Bidder: Eddie Hines, Jr.
Bid: \$750.00
(O2011-4534)
11. An ordinance approving the sale of property under the Adjacent Neighbors Land Acquisition Program (ANLAP) at:
4105 S. Indiana Ave. 3RD WARD
Bidder: Troy A. Zimmerman and Heather Zimmerman
Bid: \$13,500.00
(O2011-4530)
12. An ordinance approving the sale of property under the Adjacent Neighbors Land Acquisition Program (ANLAP) at:
626 E. 42nd St. 4TH WARD
Bidder: Lynne Moore Nelson and James Nelson
Bid: \$2,000.00
(O2011-4522)
13. An ordinance approving the sale of property located at **5024 S. Marshfield Ave.** to Benjamin Salgado (\$1,500.00). 16TH WARD
(O2011-4533)
14. A Substitute ordinance approving the sale of property at **30 W. 114th Pl.** to Michael Jackson & La Shonder Nobles Jackson (\$2,500.00) 34TH WARD
(O2011-4518)
15. An ordinance approving the acquisition of property located at **7519 N. Ashland Ave. and 7531-33 N. Ashland Ave.**, in the *Howard/Paulina TIF Redevelopment Project Area*. 49TH WARD
(O2011-4543)
16. An ordinance approving the acquisition of property located at **3125 W. Logan Blvd.**, in the *Fullerton/Milwaukee TIF Redevelopment Project Area*, from the Chicago Transit Authority. 35TH WARD
(O2011-4557)
17. An ordinance approving the agreement with the State of Illinois & Chicago Park District regarding the property located on the South Shore. 7TH & 10TH WARD
(O2011-4722)
18. An ordinance authorizing the extension of the Chicago Low Income Housing Trust Fund.
(O2011-4690)

ORDINANCE

WHEREAS, the City of Chicago (the "City"), a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, has heretofore found and does hereby find that there exists within the City a serious shortage of decent, safe and sanitary rental housing affordable to persons of low and moderate income; and

WHEREAS, the City has determined that the continuance of a shortage of rental housing affordable to persons of low and moderate income is harmful to the health, prosperity, economic stability and general welfare of the City; and

WHEREAS, the Department of Housing and Economic Development ("HED") is an executive department of the City which supervises and coordinates the formulation and execution of projects and programs creating safe, decent and affordable housing for residents of the City; and

WHEREAS, by an ordinance adopted by the City Council of the City (the "City Council") on June 28, 1989 and published in the Journal of the Proceedings of the City Council (the "Journal") for such date at pages 3161 through 3180, as amended by an ordinance adopted by the City Council on November 29, 1989 and published in the Journal for such date at pages 7077 through 7078, the City Council authorized the organization of the Chicago Low-Income Housing Trust Fund (the "Trust Fund") as an Illinois not-for-profit corporation; and

WHEREAS, the Trust Fund was established to provide financial and other assistance to address the housing needs of low-income residents of the City and has the authority to accept money for such purposes; and

WHEREAS, the Trust Fund has successfully implemented several programs to address the housing needs of low-income residents of the City, including, but not limited to, a rental housing support program for low-income tenants (collectively, the "Programs"); and

WHEREAS, the Illinois General Assembly, pursuant to Public Act 094-0118, as supplemented, amended and restated from time to time, has, among other things, established a certain rental housing support program and authorized the Illinois Housing Development Authority to distribute certain funds to the City (the "Rental Support Funds"); and

WHEREAS, on June 28, 2006, the City Council enacted an ordinance published in the Journal for such date at pages 80161 through 80165 (the "Prior Ordinance") which, among other things, authorized HED to establish and implement a rental housing support program (the "RHS Program"); and

WHEREAS, pursuant to the Prior Ordinance, HED established the RHS Program; and

WHEREAS, the RHS Program requires that the City designate a local administering agency ("LAA") to distribute certain of the Rental Support Funds to landlords to enable such landlords to charge rents affordable for eligible low-income tenants; and

WHEREAS, the Prior Ordinance designated the Trust Fund as the LAA under the RHS Program for a period of three years commencing on July 1, 2006; and

WHEREAS, the Prior Ordinance authorized HED to enter into an agreement with the Trust Fund pursuant to which the Trust Fund would hire the City to provide certain City resources including, but not limited to, certain office space, equipment, supplies and City personnel services (collectively, the "City Resources"); and

WHEREAS, the Prior Ordinance authorized the Commissioner of HED (the "Commissioner") to determine, in the best interests of the City, the scope of the City Resources to be provided to the Trust Fund and to determine the amount of compensation the Trust Fund would provide to the City for the provision of the City Resources; and

WHEREAS, pursuant to the Prior Ordinance, the City and the Trust Fund entered into an agreement which governed the use of the Rental Support Funds and the provision of the City Resources (the "Agreement") as of June 1, 2007; and

WHEREAS, the Agreement has expired in accordance with its terms; and

WHEREAS, the Trust Fund has continued to provide certain services to the City, and the City has continued to provide certain City Resources to the Trust Fund after the expiration of the Agreement (the "Extended Services"); and

WHEREAS, HED wishes to enter into an agreement with the Trust Fund in connection with the provision of the City Resources; now, therefore,

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

SECTION 1. The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

SECTION 2. The provision of the Extended Services is hereby ratified, confirmed and approved.

SECTION 3. The Trust Fund is hereby designated as the LAA under the RHS Program effective as of the effective date hereof through and including June 30, 2015. The Trust Fund is hereby retroactively designated as the LAA under the RHS Program for the period from July 1, 2009 until the effective date hereof.

SECTION 4. The Commissioner, or a designee of the Commissioner (each, an "Authorized Officer") is hereby authorized, subject to the approval of the Corporation Counsel, to enter into, negotiate and execute such agreements or documents as may be necessary for the provision of City Resources to the Trust Fund. The Authorized Officer may determine, in the best interests of the City, the scope of the City Resources to be provided and the amount of compensation to be provided by the Trust Fund to the City.

SECTION 5. The documents and instruments entered into between the City and the Trust Fund in connection with the Programs shall not be deemed to be "city contracts" within the meaning of Section 11-4-1600(e) of the Municipal Code of Chicago (the "Municipal Code"). Projects and properties assisted under the Programs shall be deemed to qualify as "Affordable Housing" for purposes of Chapter 16-18 of the Municipal Code. Section 2-45-110 of the Municipal Code shall not apply to any projects or properties assisted under the Programs.

SECTION 6. To the extent that any ordinance, resolution, rule, order or provision of the Municipal Code, 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 7. This ordinance shall be in full force and effect by and from the date of its passage and approval.