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Legislation Details (With Text)

File #: O2022-664
Type: Ordinance **Status:** Passed
File created: 2/23/2022 **In control:** City Council
Final action: 3/23/2022

Title: Amendment of Municipal Code Sections 2-44-050 and 2-45-040 regarding powers and duties of Commissioner of Department of Housing and Commissioner of Department of Planning and Development as related to delinquent property tax certificates and land banking agreements

Sponsors: Lightfoot, Lori E.

Indexes: Ch. 44 Dept. of Housing, Ch. 45 Dept. of Housing and Economic Development

Attachments: 1. O2022-664.pdf

Date	Ver.	Action By	Action	Result
3/23/2022	1	City Council	Passed	Pass
3/15/2022	1	Committee on Housing and Real Estate	Recommended to Pass	
2/23/2022	1	City Council	Referred	

OFFICE OF THE MAYOR
CITY OF CHICAGO

LOIU E. LIGHTFOOT
MAYOR

February 23, 2022

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 Sections 2-44-050 and 2-45-040 of the Code regarding delinquent property tax certificates and land banking agreements.

Your favorable consideration of this ordinance will be appreciated.

Very truly yours

ORDINANCE

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

SECTION 1. Section 2-44-050 of the Municipal Code of Chicago is hereby amended by inserting the text underscored, and by deleting the text struck through, as follows:

2-44-050 Commissioner of Housing - Powers and duties.

(a) The Commissioner is authorized to:

1) Develop and administer programs and policies to encourage and promote the availability of adequate and affordable housing in the City.

2) Develop and administer programs and policies to encourage and promote workforce development!

3) Manage residential properties and liens on residential properties acquired by the City, including authority to negotiate and execute leases of units within such properties!

4) Expend legally available funds for the purpose of assisting the Chicago Housing Authority in maintaining and improving its property, including but not limited to property repairs and rehabilitation, purchase and installation of fencing and other security measures and devices, nuisance abatement, playground construction and other site improvements!

5) Designate any appropriate public participation process that will ensure the involvement of residents in the activities of the Department. Such process shall include the solicitation of advice, guidance and assistance from residents in the areas of activity in which Department is involved.

6) Adopt such rules as the Commissioner may deem necessary or appropriate for the proper administration and enforcement of this Chapter 2-44 and the provisions of this Code pertaining to the rights, powers, duties, obligations and responsibilities of the Department.

7) Either personally or through a designee, administer and/or allocate low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code of 1986 (for purposes of this section, "Section 42") in connection with qualified low-income housing projects.

8) Enter into, negotiate, and execute such agreements or documents and to promulgate and amend such rules as are necessary to maximize the use of low-income housing tax credits administered and/or allocated by the City in connection with qualified low-income housing projects for expanding affordable housing within the City, all consistent with the requirements of Section 42 and any regulations promulgated thereunder.

9) Subject to the appropriation of funds, enter into land banking agreements with the Cook County Land Bank Authority (CCLBA), or its successor agency, and enter into and execute all such other instruments and perform any and all acts as shall be necessary or advisable in connection with the implementation of such agreements, including any extensions thereof. The agreements may authorize the Commissioner to pay or reimburse the CCLBA, or its successor agency, for acquisition-related costs, holding costs, and land banking fees for use of CCLBA, or

such agency's, staff and resources, and may include such other terms as the Commissioner deems appropriate, including provisions providing indemnification.

10. Subject to the appropriation of funds, enter into and execute any and all agreements or instruments and perform any and all acts as shall be necessary or advisable to purchase delinquent or forfeited property taxes from the County of Cook in order to assemble property for development.

(Omitted text is unaffected by this ordinance)

SECTION 2. Section 2-45-040 of the Municipal Code of Chicago is hereby amended by inserting the text underscored, as follows:

2-45-040 Commissioner of Planning and Development - Powers and duties.

(a) The Commissioner has the authority to develop and administer programs and policies to encourage and promote the retention and expansion of existing commercial and industrial businesses within the City, and the attraction of new businesses to the City, and to encourage and promote workforce development:

It shall be the duty of the Commissioner to post the Tax Increment Financing (T.I.F.) documents required by Section 2-45-155 on the Department's website.

The Commissioner has the authority to administer workforce development programs that will: (1) include a citywide service delivery system which responds to employer needs; and (2) cultivate public and private relationships that increase employment opportunities for Chicagoans and prepare Chicagoans for the global workplace.

Subject to the appropriation of funds, the Commissioner has authority to enter into land banking agreements with the Cook County Land Bank Authority (CCLBA), or its successor agency, and enter into and execute all such other instruments and perform any and all acts as shall be necessary or advisable in connection with the implementation of such agreements, including any extensions thereof. The agreements may authorize the Commissioner to pay or reimburse the CCLBA, or its successor agency, for acquisition-related costs, holding costs, and land banking fees for use of CCLBA, or such agency's, staff and resources, and may include such other terms as the Commissioner deems appropriate, including provisions providing indemnification.

Subject to the appropriation of funds, the Commissioner has the authority to enter into and execute any and all agreements or instruments and to perform any and all acts as shall be necessary or advisable to purchase delinquent or forfeited property taxes from the County of Cook in order to assemble property for development.

The Commissioner shall also have authority to expend legally available funds for the purpose of assisting the Chicago Housing Authority in maintaining and improving its property, including but not limited to, property repairs and rehabilitation, purchase and installation of fencing and other security measures and devices, nuisance abatement, playground construction and other site improvements. The Commissioner may enter into cooperative agreements with the Chicago Housing Authority when performing his powers under this section. Such agreements shall not authorize the use of City funds for purposes of demolition or major capital projects.

(Omitted text is unaffected by this ordinance)

SECTION 3. This ordinance shall be in full force and effect following due passage and approval.