



CITY OF CHICAGO RELEASES NEW FORMS OF TENANT LEASES FOR CITY SUPPORTED PROJECTS

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During the course of recent transactions, our firm became aware of new standard Multi-Family Housing Lease Forms for HOME and non-HOME developments that are being required by the City of Chicago. The City of Chicago has developed these standardized forms in consultation with the United States Department of Housing and Urban Development in order to facilitate ease of review and ensure compliance with HUD regulations. Applegate & Thorne-Thomsen provides this Client Alert in order to update clients on these changes.

[Download the HOME Lease Form | July 20, 2016](#)

[Download the Non-HOME Funds Standard Lease Form | August 2, 2016](#)

The City of Chicago will require that these standard lease forms be utilized both upon closing of new transactions and upon the Department of Planning and Development's annual review of City-financed housing developments. These standardized forms will be reviewed on an annual basis and may be subject to change to conform to changes in any applicable law.

Additionally, the City of Chicago has revised Section 2.27 of the City's form of HOME Regulatory Agreement to update certain citations in the first paragraph and to conform to an updated regulation regarding discrimination in connection with sexual orientation and gender identity. In order to ensure compliance with 24 C.F.R. Part 5, the revised Regulatory Agreement section contractually obligates the project owner to make housing in the project available without regard to actual or perceived sexual

orientation, gender identity, or marital status and prohibits the project owner or any management agent employed by the project owner from inquiring about the sexual orientation or gender identity of an applicant for, or occupant of, housing in the project, for the purpose of determining eligibility for the housing or otherwise making such housing available. Exceptions regarding temporary housing and the number of bedrooms to which a prospective tenant is entitled apply to this rule change.

Applegate & Thorne-Thomsen would like to aggregate the questions of the firm's clients and, along with the efforts of the Illinois Housing Council, submit the collected questions to the City of Chicago for responses. Please email your questions to dklaff@att-law.com and cc: rhatten@att-law.com. If necessary based on client feedback, the firm will work to convene a conversation on these new lease forms. Thank you.



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