



OFFICE OF THE MAYOR
CITY OF CHICAGO

BRANDON JOHNSON
MAYOR

EXECUTIVE ORDER NO. 2025-2

Whereas, Mayor Brandon Johnson has made addressing the City of Chicago housing shortage a priority of his administration; and

Whereas, Mayor Brandon Johnson created the Cut the Tape initiative to identify and address barriers to the speedy and affordable production of housing in Chicago; and

Whereas, the City of Chicago Department of Housing is working with the affordable development community and other stakeholders to address these barriers; and

Whereas, the City of Chicago is committed to ensuring dignified and quality housing for all Chicagoans; and

Whereas, Executive Order No. 2023-14 currently requires real estate developments funded with \$1 million or more of City funds to solicit competitive bids from construction contractors (previously interpreted as a “three-bid requirement”) in housing projects as well as other real estate projects administered through Department of Planning and Development; and

Whereas, there is significant evidence that the three-bid requirement can add time and create administrative and bureaucratic barriers for developers, thereby adding additional project costs; and

Whereas, the prescribed use of the three-bid requirement for a wide variety of real estate projects has proven to be less effective than creating alternative standards for selecting competitive applications, such as those found in the 2025 Architectural and Technical Standards Manual—contributing to lower bids, enhanced contracting equity, and increased minority business enterprise participation; and

Whereas, this Executive Order will achieve policy alignment with the Department of Housing’s new 2025 Architectural and Technical Standards Manual; and

Whereas, the City’s minority contracting requirements for MBE (Minority Business Enterprise) and WBE (Women Business Enterprise) participation goals for construction projects will remain unchanged; and

Whereas, the LIHTC evaluation process will therefore continue to reflect the competitive and rigorous evaluation of affordable housing contracting, maintain existing minority contracting requirements, and reduce time and bureaucratic barriers; and

Whereas, the Department of Planning and Development has also found the three-bid requirement for construction contractors in all Redevelopment Agreement projects to be counterproductive to the City’s interests in efficient use of resources, unnecessarily driving up costs, time, and complexity of projects; and

Whereas, removal of the three-bid requirement will enable multi-family housing and other real estate development projects to move forward more efficiently and conform with industry standards; and

Whereas, the project selection and evaluation processes used by the Department of Housing and Department of Planning and Development will continue to apply competitive and rigorous evaluation of affordable housing and other real estate project applications while reducing time and bureaucratic barriers; now, therefore

I, BRANDON JOHNSON, Mayor of the City of Chicago, do hereby order as follows:

1. Executive Order No. 2023-14 is reissued, as amended herein.
2. Section 6 of Executive Order No. 2023-14 is repealed in its entirety and replaced with the following new Section 6:

SECTION 6. EQUITABLE PROCUREMENT FOR DEVELOPMENT PROJECTS.

As used in this Section, “Competitive Bid” means the process of inviting and obtaining bids from competing contractors by which an award is made to the lowest responsive bid from a responsible bidder meeting written specifications. The process provides potential bidders with a reasonable opportunity to win a Contract.

All Contract solicitations for general contractors and their sub-contractors for Redevelopment Agreements shall be done through a Competitive Bid process, with the exception of: 1) projects subject to the Department of Housing’s Architectural and Technical Standards Manual; and 2) projects developed or administered as part of a program of the Department of Planning and Development and involving City funds in the range of \$1,000,000 to \$5,000,000; or unless the relevant commissioner, not a designee, personally certifies that they have reviewed a written request by a developer to waive the Competitive Bid process and that said relevant commissioner finds that proceeding without a Competitive Bid process is in the best interest of the City. The commissioner’s certification shall explain in detail the circumstances and benefit to the City that justify issuing a Competitive Bid process waiver in this instance. Such review shall be conducted pursuant to written procedures established by such commissioner.

Any such waiver and commissioner's certification shall be included as exhibits to any associated Redevelopment Agreement.

Unless otherwise required by a funding source, the Commissioner of Planning and Development and the Commissioner of Housing shall encourage the inclusion of third-party cost estimating as an allowable expense within Redevelopment Agreement budgets.

The Commissioner of Planning and Development and Commissioner of Housing are encouraged to annually assess their policies and procedures to ensure both City-funded and City-approved development projects are maximizing diverse local business participation and are advancing health and racial equity outcomes in communities.

Department of Housing and Department of Planning and Development are encouraged to partner to develop and annually review procurement standards for City-supported construction projects, including criteria comparable to those set forth in Section 3. Both departments shall offer trainings to new staff on these standards and ongoing compliance.

This Section shall only apply to Contracts where the application for a grant or loan was submitted to the Department of Planning and Development or the Department of Housing after the effective date of this Executive Order.

3. In all other respects, Executive Order No. 2023-14 remains in full force and effect.
4. This order shall take effect upon its execution and filing with the City Clerk and the adoption and release of the final 2025 Architectural and Technical Standards Manual by the Department of Housing.



Mayor

Received and filed June ^{30th}, 2025



City Clerk

Chicago City Clerk-Council Div.
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