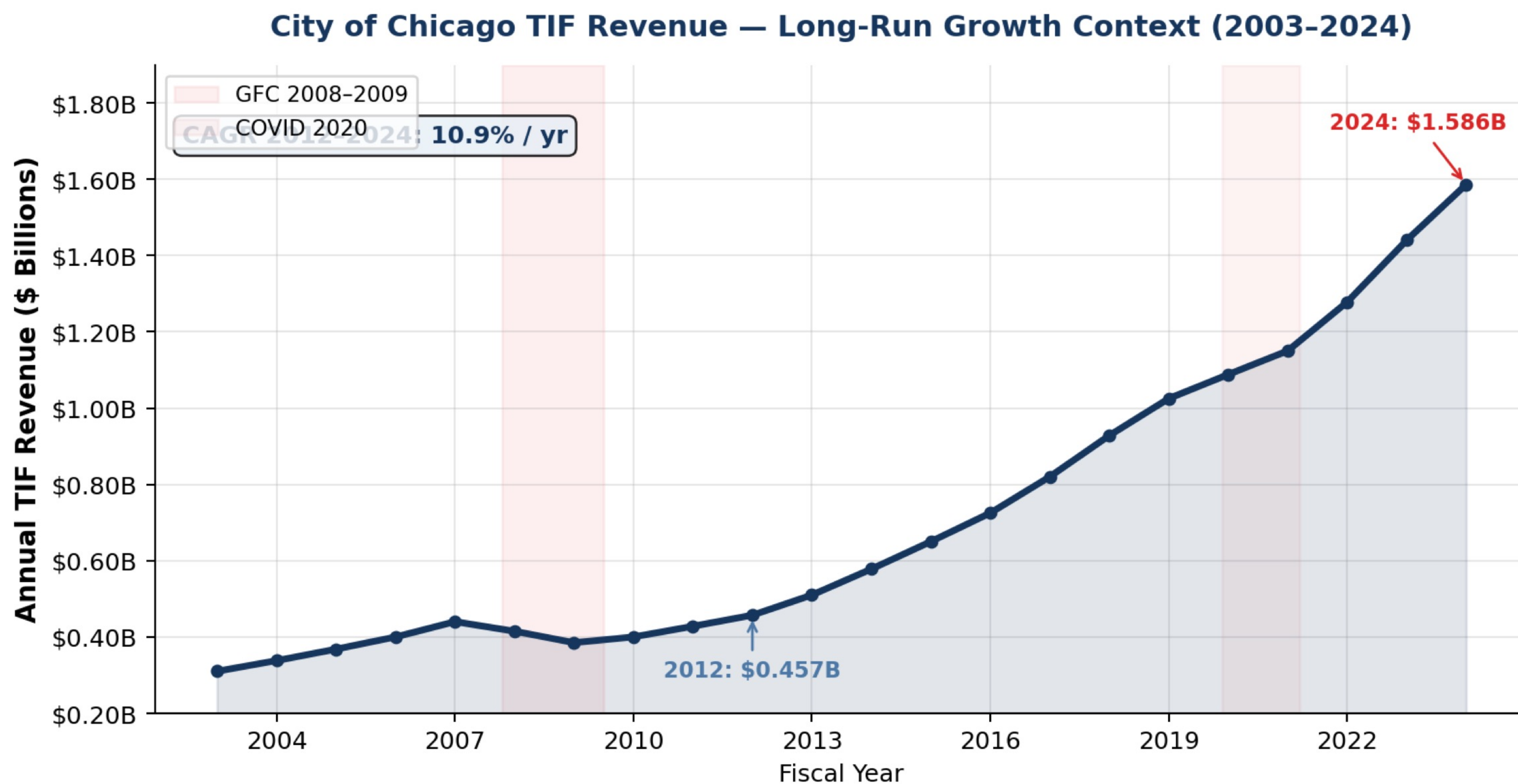


# TIF Reform — One-Pager

## Problem



Source: Cook County Treasurer Maria Pappas, Cook County TIF Analysis (March 2026); Cook County Clerk, City of Chicago TIF District Summaries.

### *Executive snapshot chart*

Source basis: City budget and appropriations records, public fiscal and operational reporting, and campaign policy synthesis (2019–2026 baseline and 2027+ scenario planning).

TIF must be managed as a redevelopment tool with clear rules, not as a recurring backdoor budget patch.

## Reform objective

Restore trust through transparent TIF governance and measurable neighborhood outcomes.

## Policy actions

- Public baseline of TIF balances, commitments, and performance metrics
- Ordinance-level guardrails on district use and reporting
- Quarterly public scorecards tied to neighborhood outcomes
- Clear closeout and accountability standards

## Expected outcomes

- Better alignment between TIF use and community outcomes
- Improved transparency and less fiscal opacity