

CL4WF Program Information

Woodlawn Ordinance Requirements

Where the Woodlawn Ordinance is more restrictive than the CL4WF Program, the Woodlawn ordinance prevails. A link to the entire Woodlawn Ordinance is included [here](#). For convenience Section 2 of the Woodlawn Ordinance is included below.

SECTION 2. Disposition of City Land for the Development of Homeownership Units. Except as provided in paragraph (f) below, whenever the City sells City Land in the Woodlawn Community Area for the development of owner-occupied units, the requirements of the CL4WF Program shall apply, subject to the following modifications:

- (a) Type of Housing. In addition to single-family homes and two-flats, developers may construct townhomes and condominiums.
- (b) Minimum Number of Lots Sold. When condominium units are developed through the CL4WF Woodlawn Program, the requirement that a minimum of eight (8) lots must be purchased shall be waived, but any condominiums developed under the CL4WF Woodlawn Program shall have a minimum of ten (10) condominium units.
- (c) Duration of Affordability Restrictions. A minimum of 75% of the units created through the CL4WF Woodlawn Program in any single development shall be sold to, and at prices affordable to households with household incomes at or below 120% of the AMI and may be placed in or administered by the CCLT or other community land trust, subject to an affordable housing agreement in a form approved by the Commissioner and enforceable by the City as a third-party beneficiary.
- (d) Neighborhood Developer Preference. Pursuant to Section 4(a) of this ordinance, the Department shall give preference to applications and proposals submitted under this section by Woodlawn Neighborhood Developers (as defined in Section 4(a)).
- (e) Local Resident Employment Plan. Pursuant to Section 4(b) of this ordinance, the Department shall require each applicant under the CL4WF Woodlawn Program to provide as part of their application, and implement as part of their development, a Neighborhood Hiring Plan (as defined in Section 4(b)).
- (f) Financial Assistance. The provisions of this Section 2 are the minimum requirements for the development of owner-occupied housing on City Land if the development receives city financial assistance as defined in the 2015 ARO, Section 2-44-080 of the Municipal Code.
- (g) Purchase Price Assistance. The Building Neighborhoods and Affordable Homes program is hereby expanded to include CL4WF homes created in the Woodlawn Community Area under the modified CL4WF program requirements set forth in this Section 2.