

CL4WF Program Summary

Feature		Application to Develop Single Family Homes
Benefits	City-owned land	Conveyed for as little as \$1 per buildable lot or home.
	Permit fee waivers	See link
Types of Housing	Condominiums	Woodlawn only. Any condominiums shall have a minimum of ten (10) condominium units per building or condo association.
	Rental housing	No, except for rental of second unit of owner occupied 2-flat.
	Single family homes & two-flats	Priced to be affordable for households at 120% AMI .
Land Values	Appraised value of lot (up to \$50,000)	Forgiven over 5 years.
	Appraised value of lot (amount over \$50,000)	First \$50,000 is forgiven over 5 years; the balance is subject to repayment at up to 3% simple interest if home is sold during the first 30 years after the purchase date, unless sale is to an income-qualified homebuyer who purchases the home for an affordable price.
Purchaser Program Requirements	Recapture provisions	Recapture provisions for total appraised value of lot will be modified if the land is conveyed to the Chicago Community Land Trust.
	Purchasers of affordable single family units and two-flat buildings (household income)	≤ 140% AMI in all communities EXCEPT Woodlawn ≤ 120% AMI in Woodlawn ONLY
	Renters of two-flat rental unit	No restriction on household income of the Renter. The Purchaser of the unit must meet the AMI requirements and occupy one of the units.
	Income eligibility & affordability determined and approved by DOH Homeownership Center	Yes
	Homebuyer must have certificate of completion of approved home ownership counseling program	No
Regulatory	DOH architectural review	Yes

requirements

Environmental clearance	Yes; and Phase Is, Phase IIs, any remediation costs will be borne by the Developer.
Mayor’s Office of People with Disabilities Approval	Yes
MBE/WBE	No* (In Woodlawn, must follow the Woodlawn Ordinance)
City Residency Hiring Requirements	No* (In Woodlawn, must follow the Woodlawn Ordinance)
Neighborhood Hiring Requirements	In Woodlawn Only, a specific plan for the hiring of residents in the Woodlawn Community Area, including employment outreach and/or training is required.
Davis Bacon	No
Section 3	No

* EXCEPTION: If any City Lot within a Project has an Appraised Value greater than One Hundred Twenty-Five Thousand and No/100 Dollars (\$125,000), the Project shall be subject to MBE/WBE and City Residency Hiring Requirements.