

Responses to Requests for Information for the 2023 Woodlawn Request for Application to Develop Single Family Homes Under CITY LOTS FOR WORKING FAMILIES PROGRAM FOR WOODLAWN

1. Will the city be disposing of all future lots in Woodlawn in this same fashion?
 - Lots in Woodlawn will be listed for sale according to the requirements of the Woodlawn Ordinance. In the fall of 2022, the Department of Planning (DPD) improved how city-owned land (COL) is made available to the public for purchase. Chi Block Builder, allows the public to view available parcels for sale through an interactive map and is now ***THE*** single resource available to the public to view city-owned land in Chicago. The Department of Housing will continue to utilize the Chi Block Builder platform to accept applications for the CL4WF Program.
2. There was a previous Woodlawn Request for Application (RFA) a few months ago. Is this in addition to, or in place of that RFA? How many developers were chosen for the first round?
 - The 2023 Woodlawn RFA is in addition to the 2022 RFA. The boundaries of both RFA's remain the same.
 - Two (2) qualified applications were received from the 2022 RFA and will move forward to the Woodlawn Community Input process.
3. Have these lots been cleared environmentally?
 - The lots were reviewed by the City of Chicago Assets and Information and Services. There are environmental requirements for some lots. See the Environmental requirement document for additional information ([link](#)).
4. One lot is zoned B-3. Will this be changed, or will this lot be removed?
 - This PIN will be removed.
5. How many lots or pins are available?
 - There are 22 available PINs. Chi Block Builder will be corrected to reflect this.
6. There are only 23 lots available. At most, will there only be 2 awardees?
 - Only 22 PINs are available. the CL4WF Program allows a single developer to develop a minimum of eight (8) homes and a maximum of twenty (20) homes per project. Because all lot sizes are not the same, the maximum number of awardees will be determined by the type of proposal that fits the CL4WF Program given the lots that are available.
7. To clarify, 1 developer can potentially develop 20 parcels/homes.
 - Yes, the CL4WF Program allows a single developer to develop a minimum of eight (8) homes and a maximum of twenty (20) homes per project.

8. Is there a cap on the number of lots that can be purchased at one time?

- Enough lots must be purchased to build a minimum of eight (8) homes and a maximum of twenty (20) homes. If condominium units are built, enough lots must be purchased to build at least 10 condominium units or allow a 10-unit condominium association.
- coordinate with DOB on inspections.

9. What is the application process of the 2023 Woodlawn RFA?

- ONLY the lots marketed on Chi Block Builder are available for development.
- Once the open submission period closes, all submissions will be reviewed by DOH.
- Qualified applicants will participate in the 20th Ward Community Planning Process. This step will constitute the demonstrated community input and support mandatory for all CL4WF applications.
- After the 20th Ward Community Planning Process is complete, final selections will be made.
- At that time, selected developers move to Phase 2 and are required to submit the \$1,000 CL4WF application fee along with the formal CL4WF Application.

10. If you are selected to move to phase 2 does that mean you have been awarded the lots to be developed?

- A developer selected to move to phase 2 is required to demonstrate an ability to meet the obligation to develop the home by filling out the formal application and providing documentation that confirms the ability to perform under a redevelopment agreement. After the formal application is approved, the project is introduced to City Council. Once the redevelopment agreement is passed by council, the lots are then awarded.

11. When will the city be looking for developers to start construction?

- No more than 6 months after signing the redevelopment agreement.

12. Do you need a minority business license?

- A developer is not required to be designated as a Minority Business Enterprise (MBE). However, 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. Additionally, Woodlawn Ordinance requirements for local hiring must be met as well.

13. Will the city allow the developer to GC its own project if it has experience as a GC?

- The developer can self-perform the work for single-family development. All contracts, bids, sub-bids, and sworn statements are reviewed in detail by DOH Construction and Compliance to ensure that that project is meeting its financial obligations.

14. Will there be coordination with the Department of Buildings (DOB) to support permitting and inspections?

- DOH participates in a limited coordinating role with DOB for permitting. Currently, DOH does not assist in the coordination of inspections.

15. Where does the \$1,000 fee go when the developer is not awarded? Will the \$1,000 application fee be returned if you don't pass the final process?

- Per Section 7 of the CL4WF Ordinance, DOH shall charge applicants a nonrefundable application fee of up to One Thousand and No/100 Dollars (\$1,000) that shall be payable to the City at the time an Application is submitted to DOH for review. DOH shall approve all Applications, and every development proposal is subject to City Council approval.
- The fee is only accepted as a part of the Formal Application which is phase 2. Applicants deemed qualified to move to phase 2 have demonstrated a strong capacity to finance and complete a project.

16. For purposes of recapture provisions, is land value per unit or per final ownership entity? For example, if a 50' wide lot is valued at \$100,000 and we build two, two-flats. Is the value \$50,000 per homebuyer, or \$25,000 per homebuyer?

- To calculate the recapture value per home, the land value is divided by the total number of homes that can fit on a parcel. In the event parcels are combined, the recapture value per is the sum of combined land values divided by the total number of homes proposed for the parcels.

17. Same question as above regarding MBE/WBE requirements.

- 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.

18. Will Duplexes be considered?

- Only single family (attached and detached), 2-flats (stacked units), and Condos are allowed. Note: a 2 flat is considered a single home.

19. Are there any of the following requirements? Minimum square foot sizes for the homes, building material requirements (brick, siding, etc)?

- Yes, please reference the Design guidelines at this [link](#).

20. Most homes are building with James Hardie board siding. Is this acceptable?

- Fiber cement board is an acceptable material if it fits the context of the neighborhood. Designs are reviewed by DOH and DPD to ensure that the character of the proposed home fits the context of the neighborhood. The Department reserves the right to request design changes that may include but are not limited to, the use of specific materials for building facades, and more detailed site or architectural plans to make a final recommendation to the City Council for its approval.

21. How much can single-family homes and 2-flats be sold for?

- Under the CL4WF Program, 75% of the homes constructed must be sold at an affordable price set by DOH **at the time of sale**. Reference the 2023 Pricing Sheet to estimate the 2023 sales price. 25% of the homes can be sold at market value.
- Those who registered and attendee the Q&A will receive a copy of the file. It is strongly recommended that you contact Brian O'Donnell to set up time to review how to use the form. Email [Brian O'Donnell](#) for a copy of the sheet or help with 2-flat pricing.

22. Is there a price list we can reference online?

- See the response to question 21.

23. Which year AMI will be used, the year the lots are awarded, or at the time of the final sale?

- The home is priced after construction completion at the time it is listed for sale. The sales price is adjusted annually in the spring when HUD releases the newest income limits.

24. Are sales to <140% Area Median Income (AMI) buyers acceptable in Woodlawn?

- 120% AMI is the maximum buyer AMI per section 2(c) of the Woodlawn ordinance.

25. Can you confirm the Building Neighborhoods and Affordable Homes Program (BNAH) funds are available for the Woodlawn developments provided funding isn't depleted?

- Yes, home buyers who purchase a home through the CL4WF Program can qualify for a BNAH grant for as long as funds remain available. Click [here](#) for more information on BNAH.

26. Do you all have any development funding, any grants, or any available tax credits for single family development?

- There are no tax credits or development available from the City for single-family development.
- Per section 14 of the CL4WF Ordinance, other than the land write-down and permit fee waivers and reductions, no other City assistance, including but not limited to financing assistance derived from Tax Increment Financing, the Affordable Housing Opportunity Fund, the HOME Investment Partnerships Program, and the Community Development Block Grant Program, shall be provided to Developers under the Program.
- Community Investment Corporation (CIC) provides a low interest construction financing through the Woodlawn Loan Fund. Reach out to [Chaston Montgomery](#), Senior Loan Officer for more information.