



Woodlawn Open House Materials

May 23, 2022

5:30 pm-8:00 pm



Woodlawn Housing Preservation Ordinance Goals



Create new rental and for-sale housing opportunities that are **affordable** to households at a range of incomes



Ensure that existing housing stock offers **good quality housing** for residents



Promote housing options to support **equitable and inclusive income diversity** in Woodlawn



Support **economic development** opportunities



Housing Programs in the Ordinance



Target population	Program name	Program description	Program status
Current Homeowners	Chicago Community Land Trust Opt-in	No income requirement for homeowners. Owners can qualify for \$30,000 home improvement grant and property tax reduction	Working closely with the CCLT and will be ready for outreach by Q2. CCLT has acquired a two-flat for housing preservation in Woodlawn and construct is progressing smoothly.
	Long-term Homeowner Improvement grant	120% AMI and homeowners for at least 5 years for up to \$20,000 home improvement grant	Application period was open from Jan 3-Feb 15.
Renters	Tenant Right of first refusal	Tenants in buildings with 10+ units rents set at 60% AMI for 30-years	Documents and forms have been created and posted on Woodlawn website.
New Homeowners	Renew Woodlawn	Cannot exceed 120% AMI targeting those below 100%AMI for down payment assistance	Program agreements are being finalized.
	Building Neighborhoods and Affordable Homes	Homebuyer income cannot exceed 120% AMI for down payment assistance up to \$60,000 for City Lots for Working Families homes	RFA launch in 2022.
Developers	Neighborhood Hiring Plan/Local Developer	Residents of Woodlawn and developers from Woodlawn preference in development projects stated in the ordinance	Working Group and program administrators are sharing opportunities with local developers, and DOH staff is prepared to ensure compliance with local hiring plans.
	City Lots for Working Families	Homebuyer income cannot exceed 140% AMI and home prices cannot exceed 120% AMI for new home construction on city-owned land	RFA launch in 2022.
	Woodlawn Loan Fund	For sale homes cannot exceed 120%AMI and rents cannot exceed 80% AMI for buildings constructed from the low interest construction loan fund	Loan fund launched in April 2021 and has already closed on one property for 9-12 units with ½ of the units affordable to families at 80%AMI. Several other developers are in the loan fund pipeline.
	Development on City Owned Land	Buildings with 6+ units restricted lots for low-income people	Deeply affordable RFP launch in 2022.
	Preserving Existing Affordable Rentals	Buildings with 6+ units 20% of units are affordable through private debt refinancing	Program has launched, but we have yet to receive any applications.

★ Area Median Income



For a complete chart please visit: Chicago.gov/AreaMedianIncome





Rental Request for Proposals—Rental Housing



What is meant by deeply affordable lots?

Based on early input from this group, all developments on city-owned lots in Woodlawn are required to include affordable housing.¹ The Woodlawn Ordinance also includes a provision to reserve a certain number of lots for **deeper** affordability for rental housing:

- **Reserve 52 lots** (25% of city owned land in Woodlawn) for development of rental housing for **Very Low-Income Individuals** (50% of AMI or below)
 - **15% of total units** created on those lots shall be for households with incomes **between 30% and 50% of AMI**
 - **15% of total units** created on those lots shall be for households with incomes **below 30% of AMI**
- At least **10 of those 52 lots** must be at **highest allowable density**

¹In projects with 15 or more units 20% shall be affordable to households earning 80% of AMI or below, with 5% at or below 50% of AMI and 5% below 30% of AMI. In projects with 6-15 units 10% shall be affordable to households earning 80% of AMI or below.

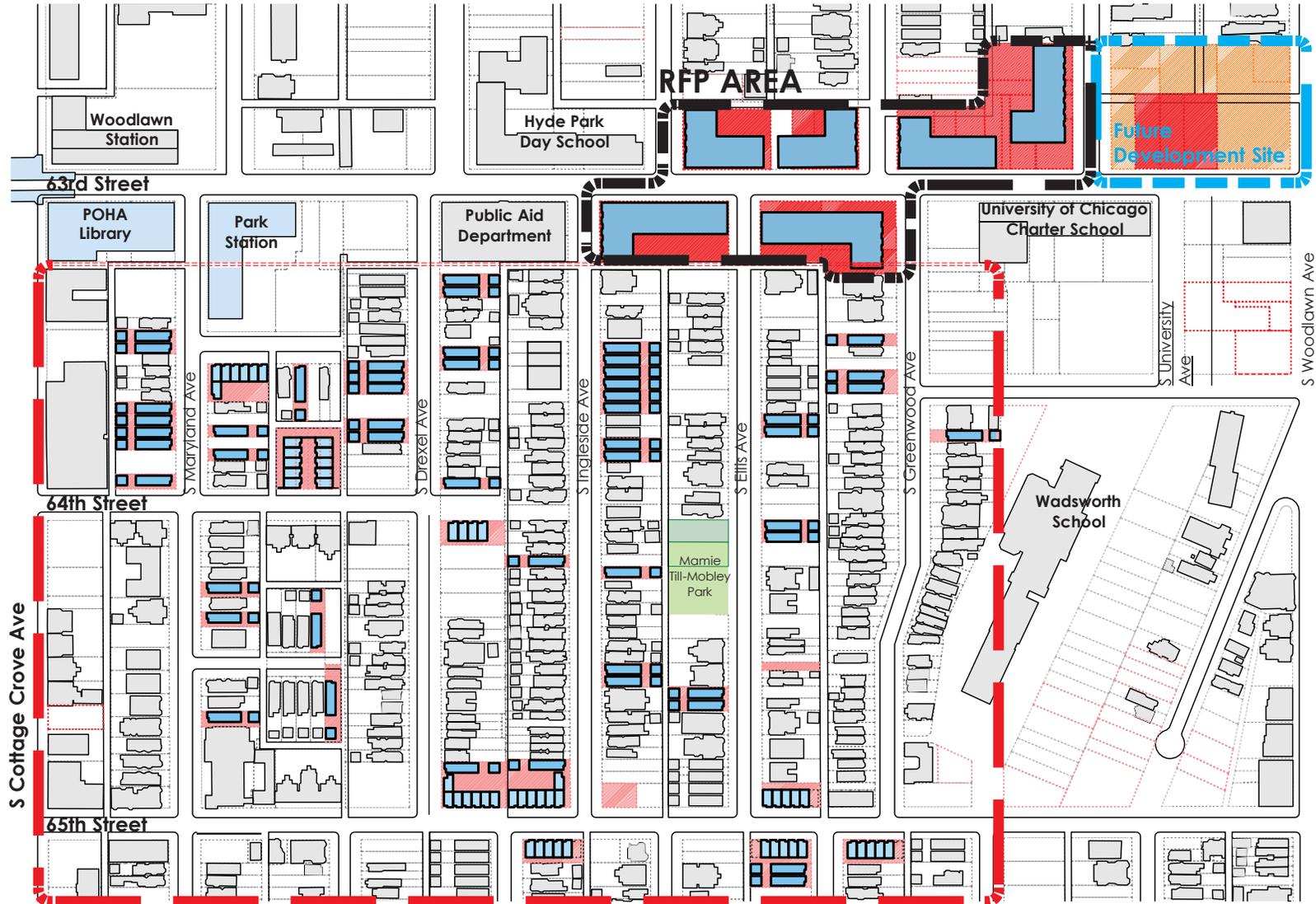
WOODLAWN FOCUS AREA | RFA & RFP SITES



-  Parcels
-  City-owned PINs (low-density RFA)¹
-  City-owned PINs (high-density)
-  Community Investment Corporation² (CIC) PINs
-  Park
-  Existing Buildings
-  Pipeline Project
-  Single-Family | Duplex (RFA)
-  Townhome Cluster (RFA)
-  Multi-Family Building (RFP)

1) PINs included in the RFA have not been finalized and maybe subject to funding resources and developer interest

2) The Community Investment Corporation (CIC) is a non-profit corporation and one of Chicago's leading financial lenders for the acquisition, rehabilitation, and preservation of affordable rental housing. CIC is holding PINs on 63rd Street for future use by the City of Chicago for mix-use, multi-family buildings with affordable units as defined by the Woodlawn Housing Preservation Ordinance.



RFA FOCUS AREA



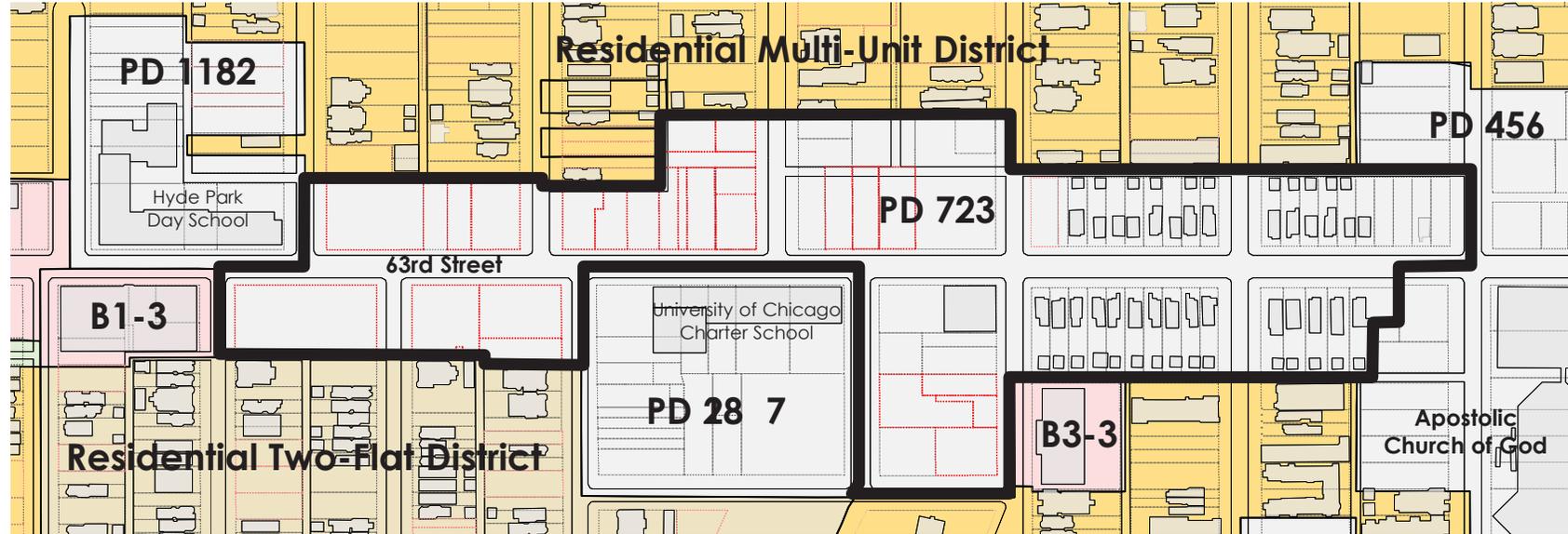
RFP AREA | REZONING PD 723

CURRENT ZONING



PD 723

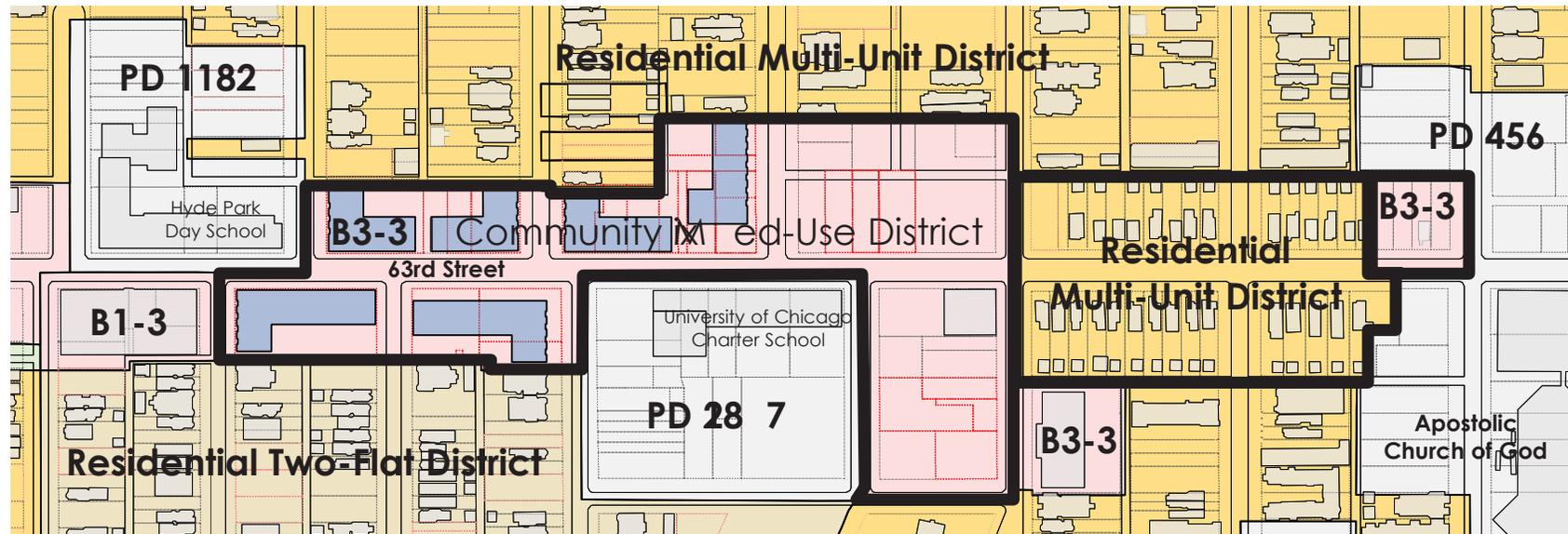
- Currently using RM-5 as base zoning
- Allows maximum of 208 dwelling units



RECOMMENDED ZONING

B3 | Community Mixed-Use District

- Accommodates a broad range of retail uses including full-service restaurants and larger buildings
- Permits residential units above ground floor

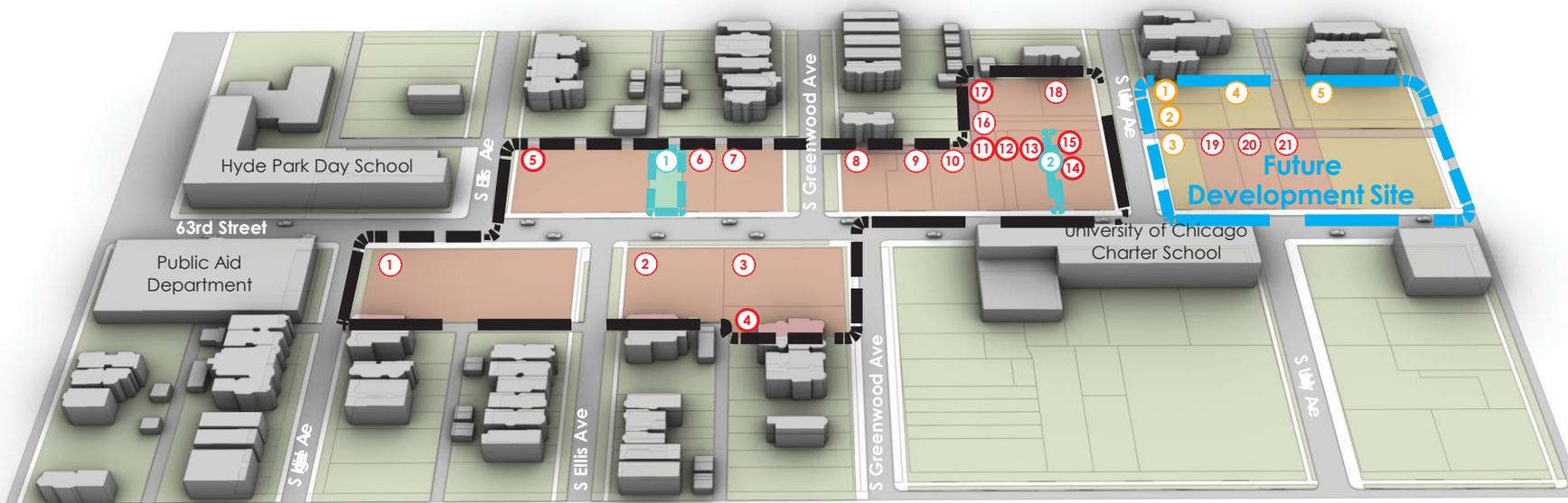
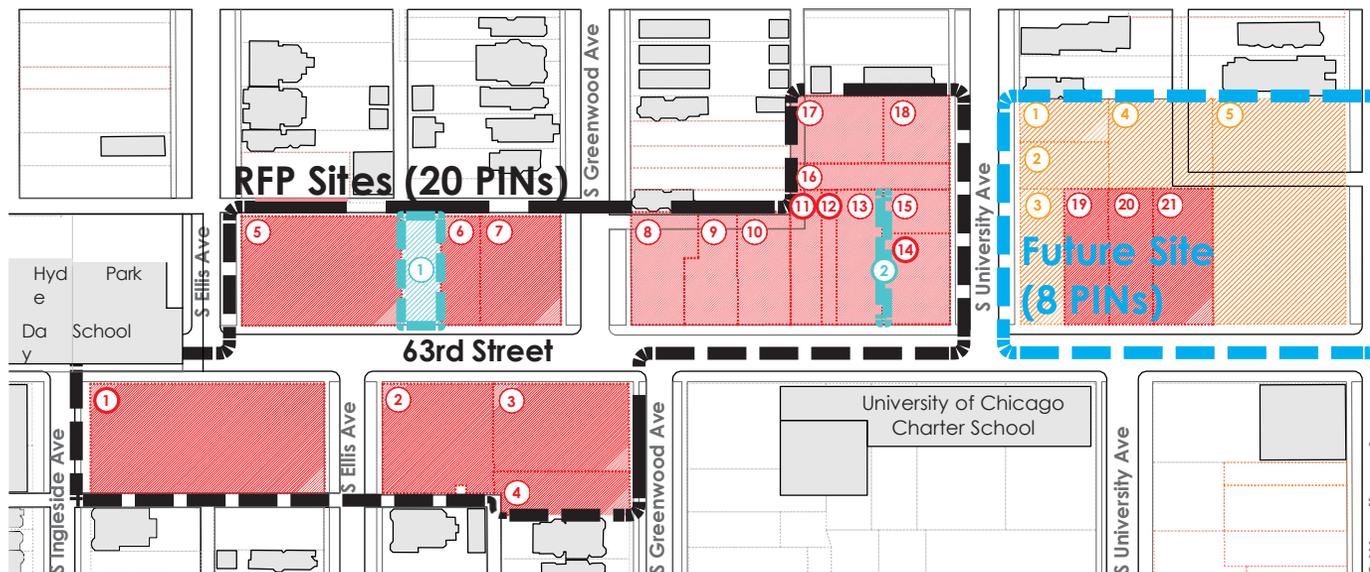


RFP Sites: 18 City-Owned PINs + 2 Acquisition = 20 PINs
Future Sites: 3 City-Owned PINs + 5 CIC PINs = 8 PINs
= 28 PINs Total



-  High Density City-Owned PINs
-  Community Investment Corporation¹ (CIC) PINs
-  PIN Needing Acquisition

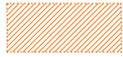
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RFP SITES



High Density City-Owned PINs

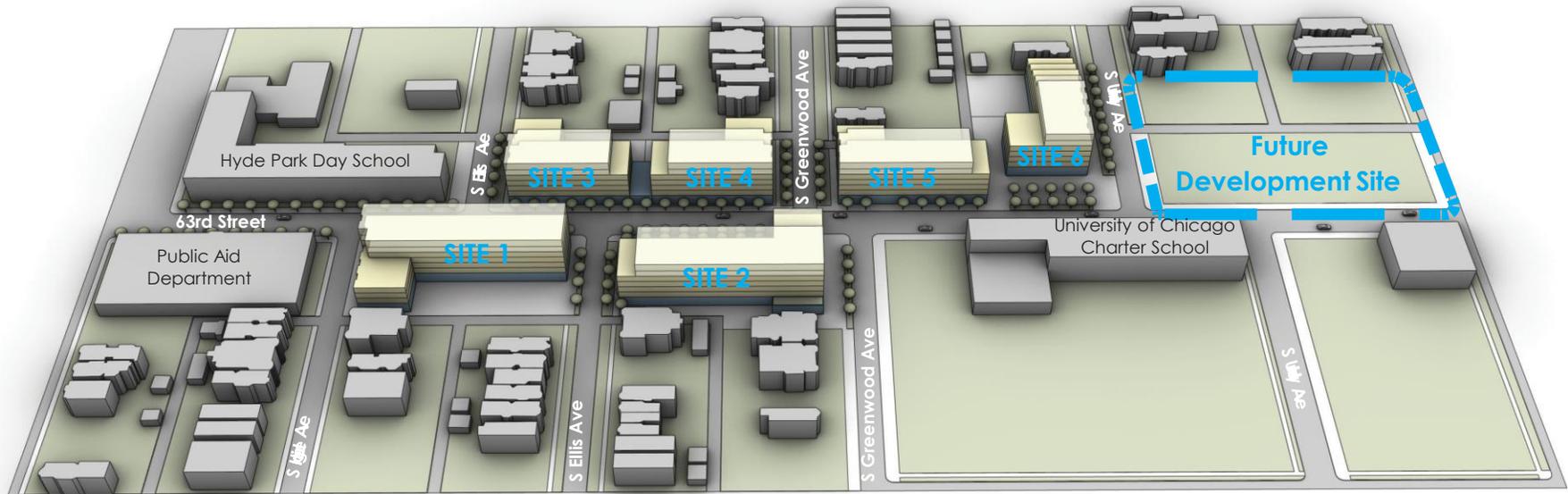
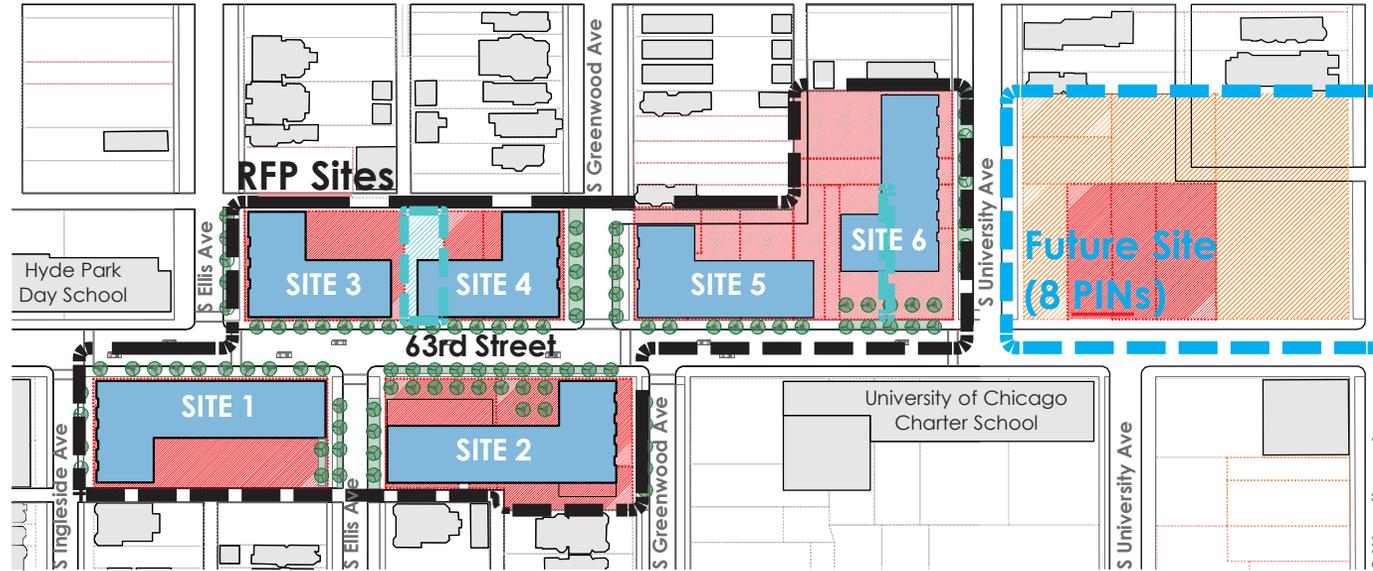


Community Investment Corporation (CIC) PINs



PIN Needing Acquisition

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RFP BUILD-OUT SCENARIO

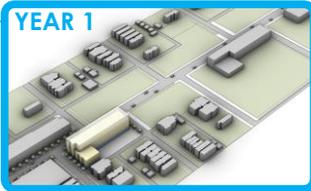
Estimated Timeline Based on The City of Chicago's LIHTC Funding Rounds¹



SITE 1 (Construction Start 2023)

- Total Site Area: 33,219 ft²
- Allowable FAR (3): 99,657 ft² (~ 70-80 units)
- Total FAR w/ Bonus (4): 132,876 ft² (~ 90-100 units)

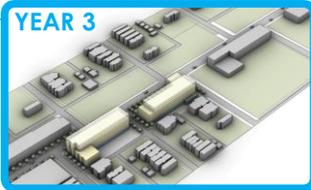
YEAR 1



SITE 2 (Construction Start 2025)

- Total Site Area: 38,512 ft²
- Allowable FAR (3): 115,536 ft² (~80-90 units)
- Total FAR w/ Bonus (3.5): 134,792 ft² (~ 95-100 units)

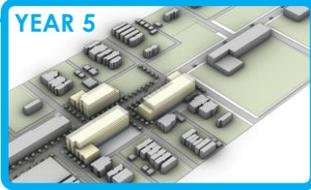
YEAR 3



SITE 3 (Construction Start 2027)

- Total Site Area: 22,584 ft²
- Allowable FAR (3): 67,752 ft² (~ 50-60 units)
- Total FAR w/ Bonus (4): 90,336 ft² (~ 60-70 units)

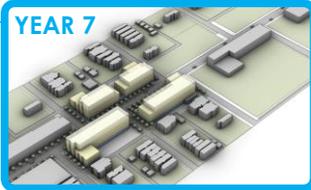
YEAR 5



SITE 4 (Construction Start 2029)

- Total Site Area: 22,482 ft²
- Allowable FAR (3): 67,752 ft² (~ 50-60 units)
- Total FAR w/ Bonus (3.5): 78,687 ft² (~ 55-65 units)

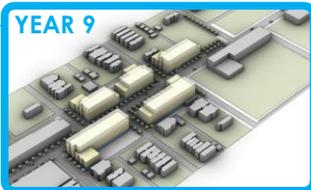
YEAR 7



SITE 5 (Construction Start 2031)

- Total Site Area: 28,690 ft²
- Allowable FAR (3): 86,070 ft² (~ 60-70 units)
- Total FAR w/ Bonus (3.5): 100,415 ft² (~ 70-80 units)

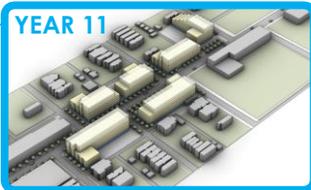
YEAR 9



SITE 6 (Construction Start 2033)

- Total Site Area: 49,581 ft²
- Allowable FAR (3): 148,743 ft² (~ 105-115 units)
- Total FAR w/ Bonus (3.5): 173,534 ft² (~ 125-135 units)

YEAR 11

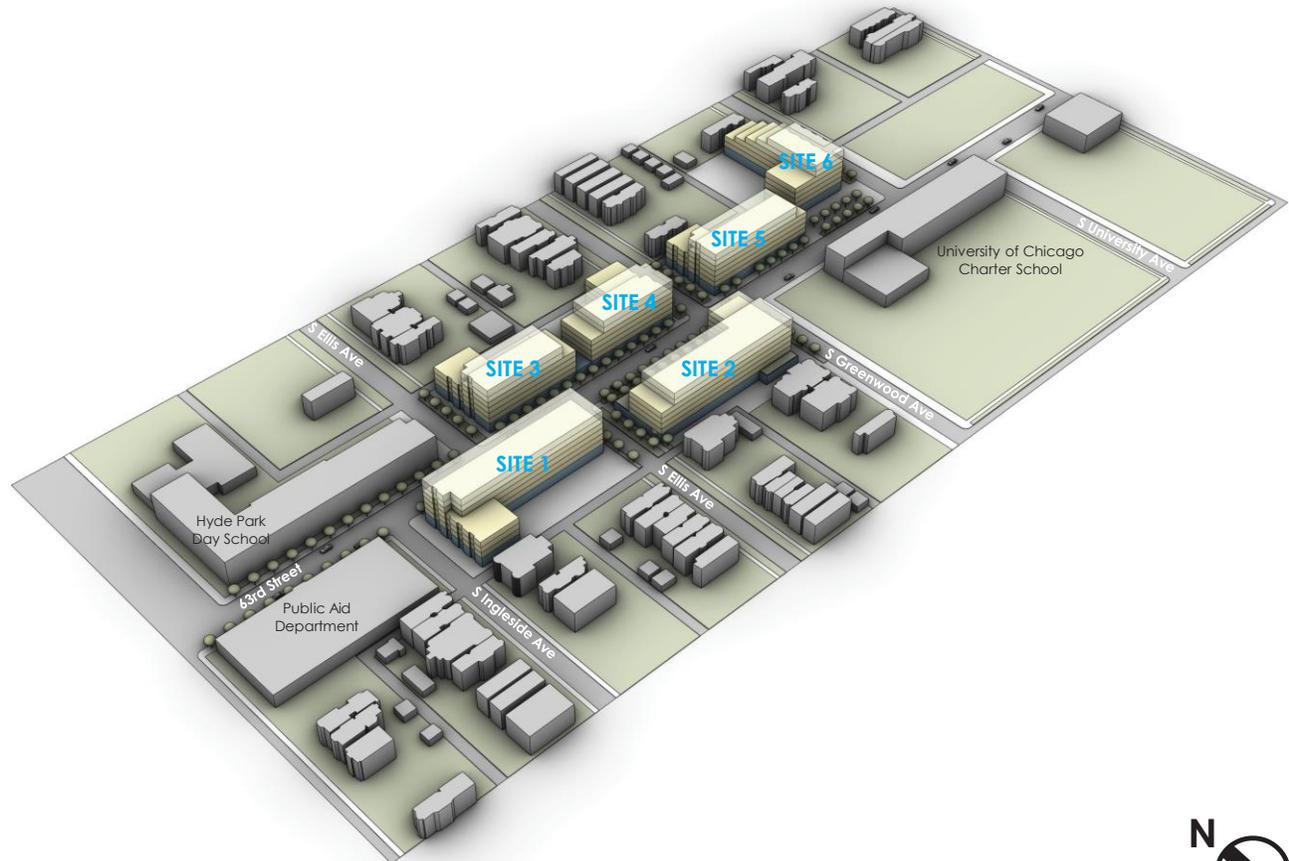


Full Build-Out Massing (FAR = 3):

- Approximately 415-475 total units (Approximately 125-143 affordable units at 30%-50% of Area Mean Income)

Full Build-Out Massing with FAR Bonus (FAR = 3.5 - 4):

- Approximately 495-555 total units (Approximately 149-157 affordable units at 30%-50% of Area Mean Income)



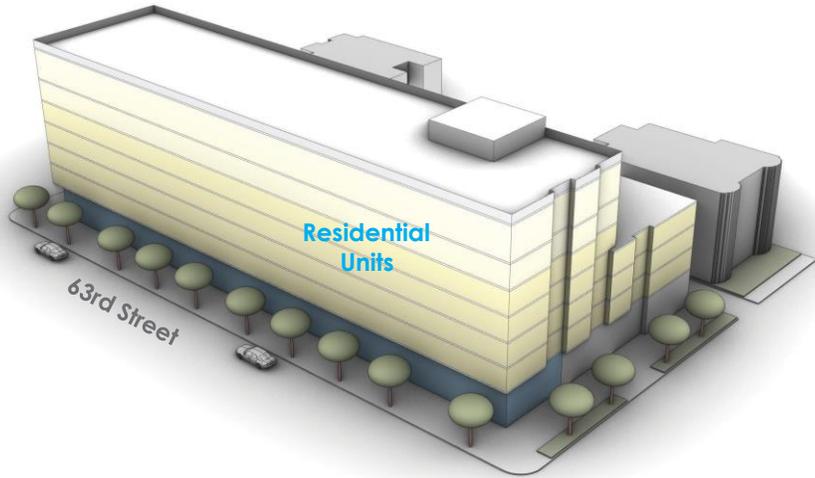
1) The City of Chicago provides Low-Income Housing Tax Credit (LIHTC) funding every 2-years through a competitive process

2) Floor-Area-Ratio (FAR) is a measure of density. The number is a multiplier of the total site area. A 10,000 ft² site with an FAR of 3 is allowed to build 30,000 ft² of gross building area.

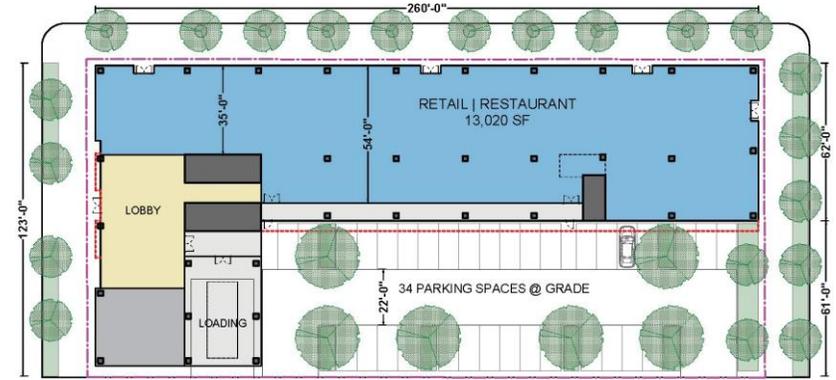


DEVELOPMENT SCENARIO OPTION 1 | SINGLE BUILDING | TUCK-UNDER PARKING

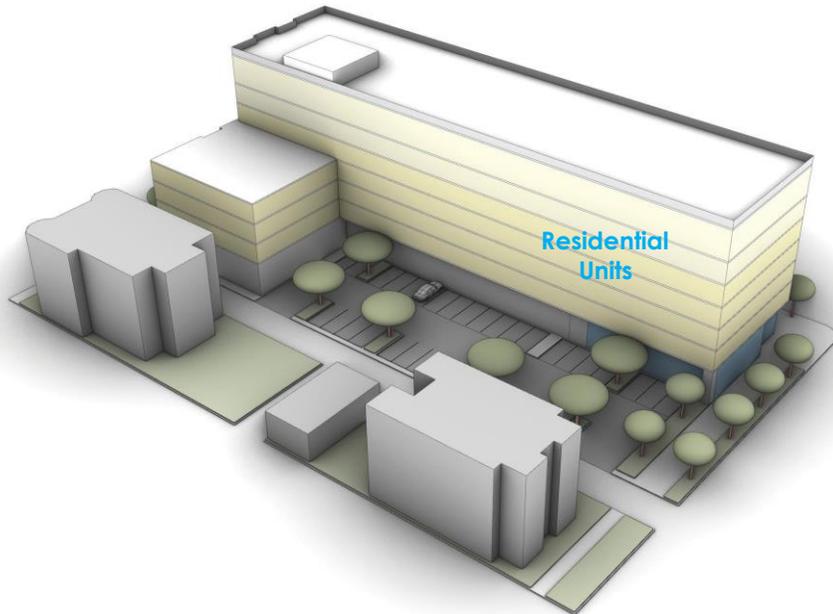
View from 63rd Street



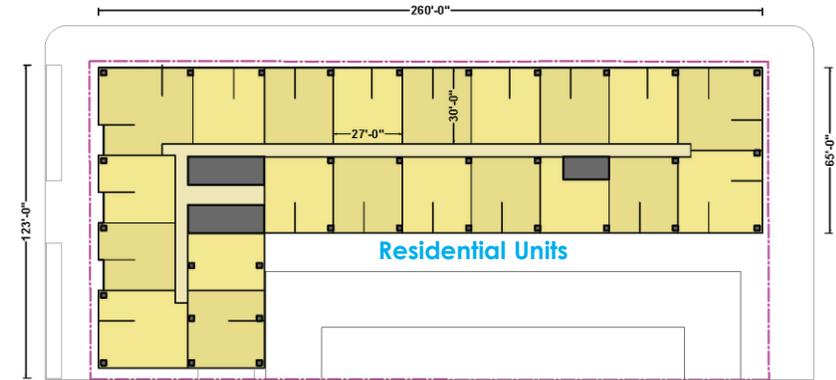
Example Ground Floor Plan



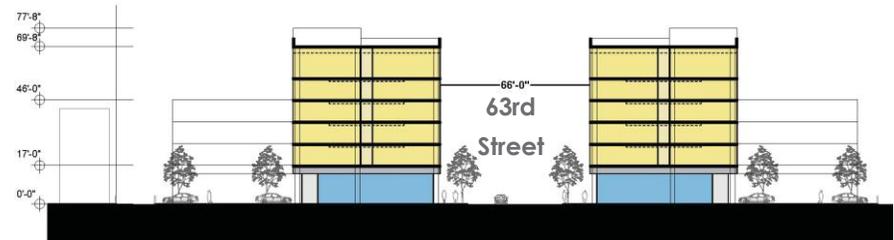
View from Alley Side



Example Residential Plan

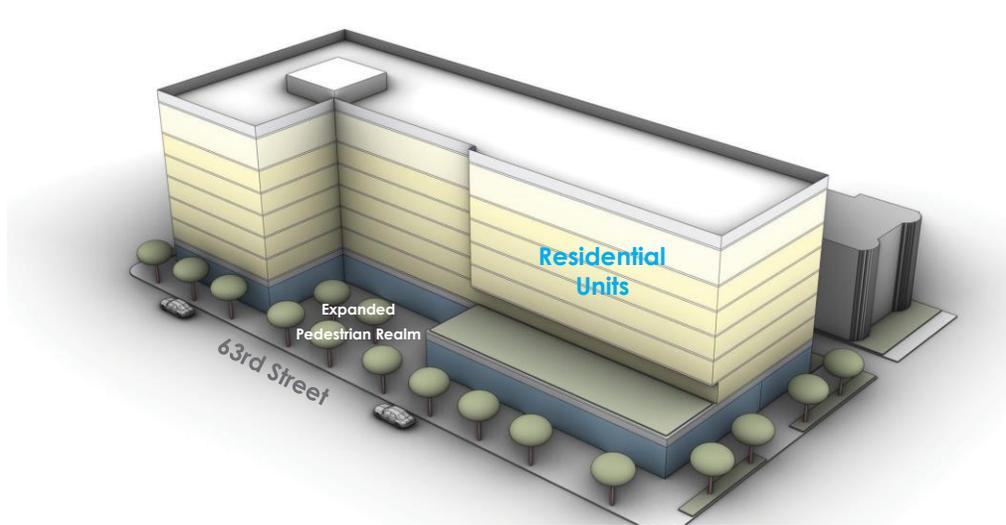


63rd Street Section

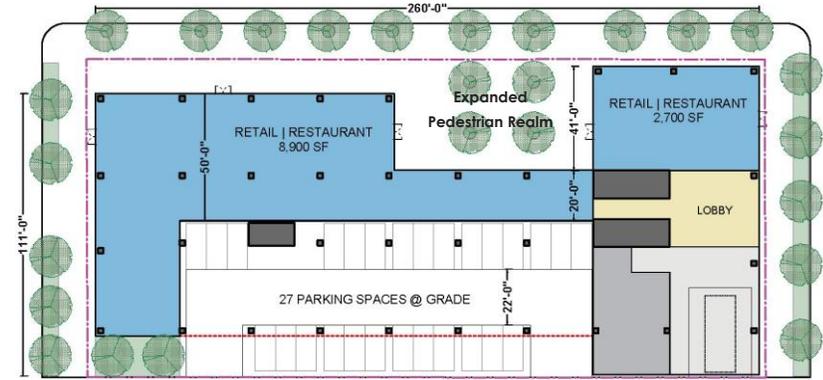


DEVELOPMENT SCENARIO OPTION 2 | SINGLE BUILDING | TUCK-UNDER PARKING

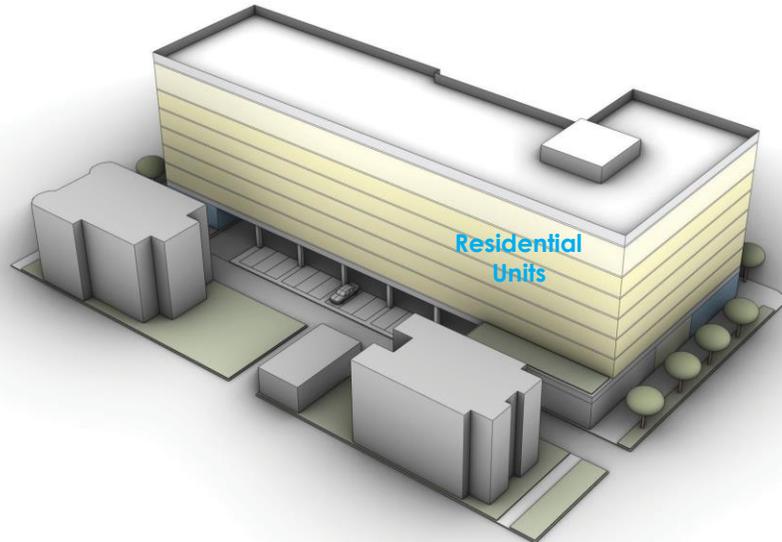
View from 63rd Street



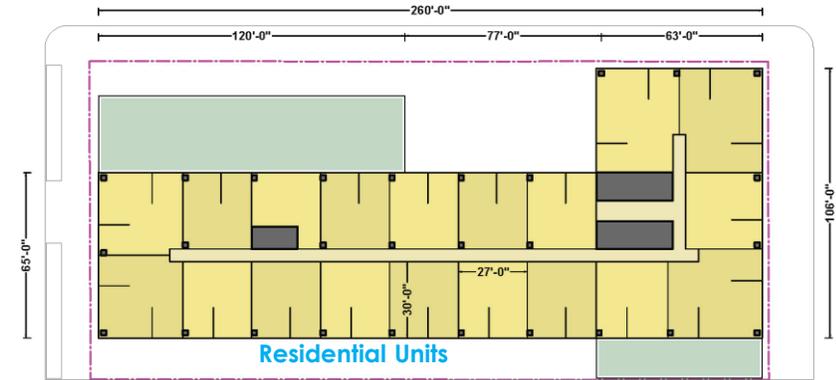
Example Ground Floor Plan



View from Alley Side



Example Residential Plan



63rd Street Section



INVEST SOUTH/WEST PROPOSALS



DETROIT REFERENCES



OOMBA Architects



SITIO



Detroit Example | OOMBRA Architects



LOHA Architects



LOHA Architects



LOHA Architects



LOHA Architects



LOHA Architects



LOHA Architects





Rental Request for Applications— Homeownership



What is meant by development for homeownership?

- Section 2 of the Ordinance applies when the City sells land for homeownership opportunities
- Modifies the City Lots for Working Families (CL4WF) Program
- Housing types include single-family homes, condos, townhomes, and two-flats
- A minimum of 75% of the units created through the program must be priced affordable to households at 120% AMI
- Extends the Building Neighborhoods and Affordable Homes (BNAH) purchase price assistance program
- Preference for local developers and requires local hiring plans from developers



Approved City Lots for Working Families Projects

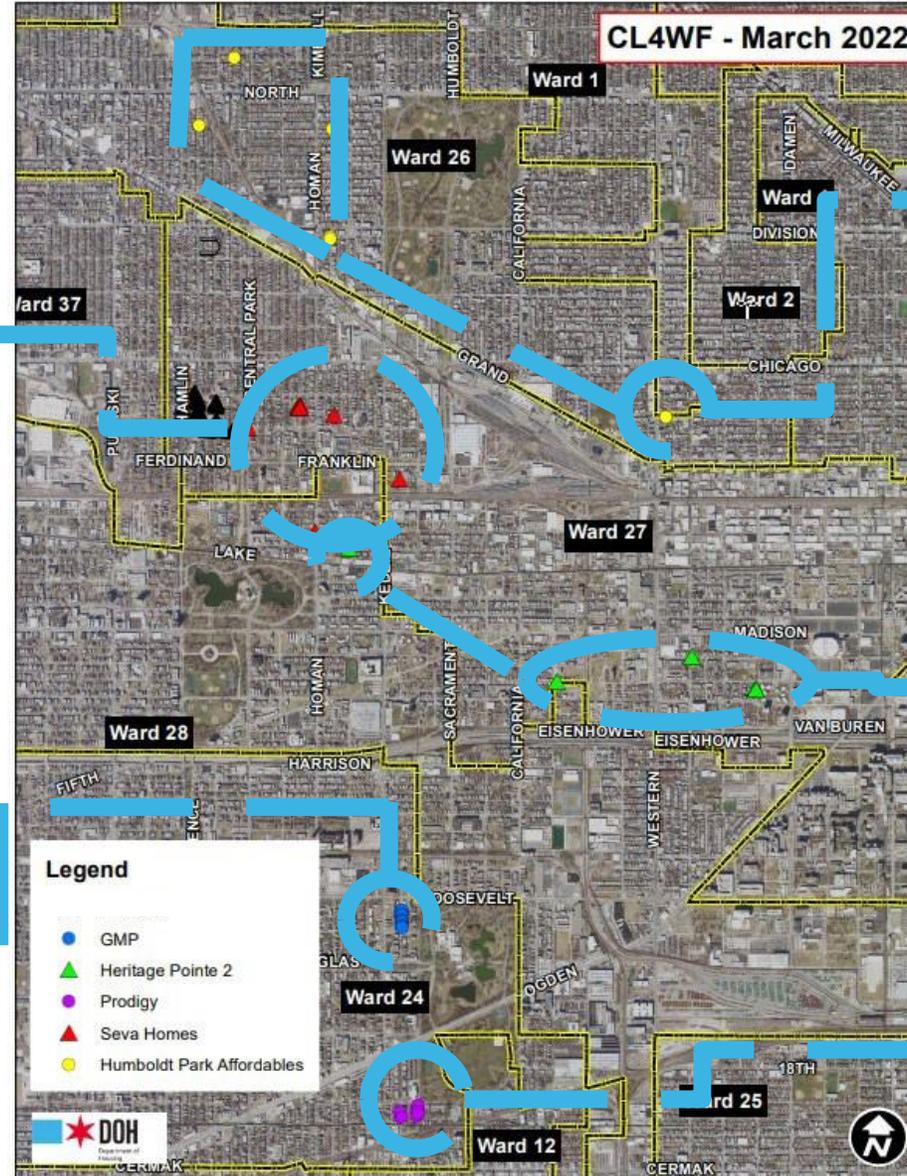
West Planning Region



Seva Homes



GMP Development 2-flats



Humboldt Park Affordable



Heritage Pointe 2



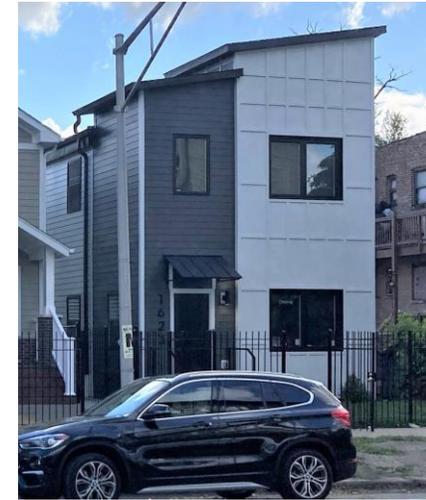
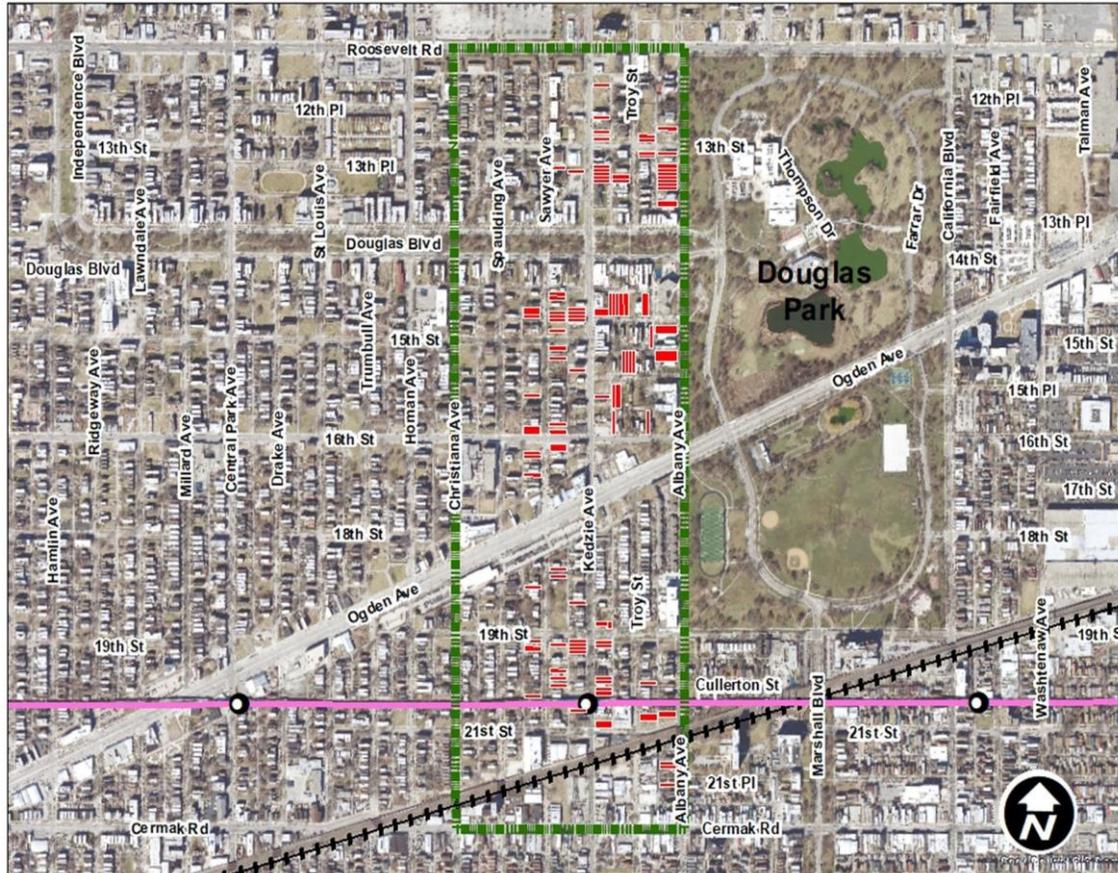
Prodigy Dream Homes 2-flats



Reclaiming Chicago - North Lawndale



ISW/1000 Homes - North Lawndale Phase I (100 lots)



Modular
Construction



Traditional
Construction

For more information on City Lots for Working Families visit: [Chicago.gov/CL4WF](https://www.chicago.gov/CL4WF)