

From the Director •

Greetings. As Preservation of Affordable Housing's Chicago Development Director, my work is to oversee the bricks and mortar projects while building the partnerships needed for our collective efforts to revitalize the Woodlawn community.



I joined POAH last year after several years with the City's Department of Housing and Economic Development where I worked closely with Alderman Cochran and many Woodlawn organizations. I'm delighted to be here on a full-time basis to contribute to the revitalization of Woodlawn. Through this newsletter I hope to keep you informed of what POAH is doing.

POAH has been working in Woodlawn since 2008 with a commitment to ensuring that the transformation of Grove Parc is fully connected to broader community renewal. We have accomplished much already. The 67-unit Woodlawn Center South apartments are now open and fully occupied and work on Woodlawn Center North is scheduled to begin shortly.

Beyond the former Grove Parc site, renovation of the 102-unit, seven-building Westwood Apartments is almost complete, and POAH recently purchased the 117-unit Renaissance Apartments east of Cottage Grove Avenue, where renovations will begin this spring.

These efforts have also brought national praise and attention, most notably the \$30.5 million Choice Neighborhoods grant from the U.S. Department of Housing and Urban Development. These funds, which will leverage additional private and public money, will accelerate and enhance a plan that envisions nearly 1,000 units of housing and new commercial development, as well as educational, social services and recreational opportunities. But POAH can't do it alone. We know it will take all of us – political leaders, nearby institutions, local churches and community organizations – to make these dreams a reality. To that end, we look forward to engaging you as our collective work continues.

— Bill Eager, Director of Development, POAH Chicago

Residents Move into Woodlawn Center South •



A little more than a year after construction began, the first phase of the replacement of Grove Parc Apartments is complete. The first new construction on Cottage Grove Avenue south of 61st Street in the last 25 years, two handsome LEED (Leadership in Energy and Environmental Design)-certified buildings, on either side of the street, are now providing great new housing for 67 households.

The attractiveness of the building facades is matched by well-designed interior spaces. The one- to three- bedroom apartments are spacious, well-appointed and filled with light. Each building has a main entrance on South Cottage Grove Avenue, and each three-bedroom apartment has an individual back yard offering privacy and outdoor space. A community room offers space for gatherings, and in-building laundry facilities

See "Woodlawn Center South" inside »

A New Start in the New Year • By 20th Ward Alderman/Committeeman Willie B. Cochran

Another milestone for the Woodlawn community and the entire 20th Ward occurred when POAH's Woodlawn Center South property became fully occupied in December 2011.

I want to congratulate POAH and welcome the 67 families who have moved into their new homes. You will play a very important role in the transformation and revitalization of our neighborhood. The economic and aesthetic value of this investment will continue to multiply. The momentum of this landmark project will bring more



See "A New Start" inside »

Restoring the Community One Building at a Time •

When POAH agreed to lead the redevelopment of Grove Parc, we quickly understood that we needed to do more than replace structures. Learning from dozens of community leaders, we developed a plan to support revitalization throughout the neighborhood. While this entails many activities, a central one has been the effort to reclaim some of the community's vacant or ailing buildings and renovate them for use in a mix of market rate and affordable rental housing.

One example of this is the \$1.5 million renovation of a three-story apartment building at 64th Street and S. Maryland Avenue, where 12 families are now enjoying newly renovated apartments with energy efficient appliances, great durable finishes and new kitchens and baths. The building itself is energy efficient, with new windows, flooring and exterior tuckpointing, which earned the building a two-star rating from Green Homes for Chicago.

"The renovation was beautifully done," said Diane Henderson, who moved to the building from Grove Parc. "I love everything about this new place."

Another recently completed renovation is a 10-unit building at 56th Street and Prairie Avenue. The attractive one- to three- unit apartments feature cherry wood cabinets, tile flooring, Energy Star appliances, private enclosed porches, gated parking and on-site laundry facilities.

Work continues at the 102-unit Westwood Apartments, with occupancy to begin this spring.

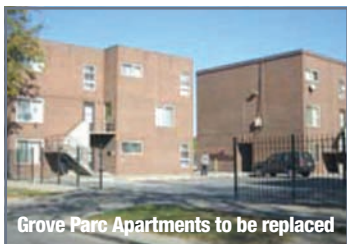
POAH recently purchased the Renaissance Apartments in east Woodlawn which, when finished, will feature 117 market-rate and affordable rental apartments.

"Our goal is to have a positive impact on all of Woodlawn," said Bill Eager, POAH's Chicago Development Director. "By restoring vacant buildings as well as building new ones, we are being good neighbors."



Funding Awards Help POAH Begin Phase II of Redevelopment •

Signaling the City of Chicago's commitment to Woodlawn and the revitalization of Cottage Grove Avenue, the City awarded low-income housing tax credits and other financial support for the construction of two more buildings that will replace Grove Parc Apartments:



- Woodlawn Center North will be a mixed-income rental building on the east side of Cottage Grove Avenue just south of 61st Street. When constructed, the building will include 33 one-, two- and three-bedroom apartments, a 1,100 square foot community room, a computer center, and an enclosed playground. Construction will begin this spring with occupancy scheduled for mid-2013.
- POAH also received tax credits for the creation of housing for seniors located directly across the street from Woodlawn Center North. The planned mid-rise building will provide 60 one-bedroom and four two-bedroom apartments. The tax credits allocated by the city's Department of Housing and Economic Development (DHED) are part of a federal program that

"Funding Awards" continued on back »

"Woodlawn Center South" continued from front

offer great convenience. An enclosed lot offers additional safety.

The use of a solar thermal hot water system, Energy Star appliances, extensive storm water retention, super insulation and a tight building envelope as well as substantial green space are expected to earn the buildings LEED certification.

While the buildings have attracted praise and admiration from neighbors, new residents are equally pleased. "I was always looking to have something brand new," said Tawanna Batey, a 10-year resident of Grove Parc and new resident of Woodlawn Center South. "I have lived in rehabbed units, but this is my first chance to be in a brand new quality unit, and it is beautiful."

When asked to identify her favorite features, Tawanna said: "The electric stove and garbage disposal are two of my favorite features in my new place. They're great features along with the closet space."

Woodlawn Center South is the first phase of a multi-year plan to replace the former 504-unit, all Section 8 Grove Parc with newly-constructed buildings along Cottage Grove Avenue that will include 420 market-rate and affordable apartments and condominiums accompanied by ground-floor commercial venues and recreational facilities. Construction of Woodlawn Center North (Phase II) will begin in the spring.

Woodlawn – Chicago's Neighborhood of Choice •

Those who have lived here for years, through ups and downs, have always known that Woodlawn was a "choice" neighborhood, but this year's designation of Woodlawn as a recipient of HUD's "Choice Neighborhood" grant of \$30.5 million is more than national recognition. It's a chance for an even better future.

HUD's "Choice Neighborhoods" program is a national initiative centered on using the redevelopment of federally-financed housing as a springboard for broader community revitalization. Woodlawn was chosen through a competitive process in which more than 80 organizations and municipalities that own properties in the process of reconstruction or redevelopment vied for a share of the \$122 million that HUD awarded.

The winning organizations were chosen based on plans that demonstrated their ability to use their redevelopment to drive broader neighborhood revitalization including mixed income housing, improved education, parks, neighborhood safety and economic development.

With the former Grove Parc already undergoing transformation, POAH applied for the grant as the lead agency with the City of Chicago as our prime partner.



The proposal includes and names key organizations that will work to assist POAH and the City in education (the Woodlawn Children's Promise Community), with individual household supports, and community outreach (The Network of Woodlawn). In addition, POAH's proposal envisioned other future partners working on public safety, social services, economic development, parks and the development of market-rate housing.

While the Choice Plan (Go to <http://www.poah.org/portfolio/illinois/illinois-all.htm> and click

on "Grove Parc-Woodlawn") lays out an overall strategy for redevelopment and how POAH will use the \$30.5 million to leverage other public and private resources for a total of more than \$272 million in investment, there is great desire and opportunity for community input in each of the areas of the grant – from housing to economic development, school improvement, public safety, recreational opportunities and public transit.

To facilitate community involvement, POAH will hold a series of meetings and form task forces throughout the process. POAH will keep you updated and involved through these meetings and this newsletter.

"A New Start" continued from front

new investments and continue to define Woodlawn as a community of choice in which to live, do business, work and play for residents and visitors alike. This is exciting.

As we move forward together in 2012 and beyond, it is important to remember that the formula for success has many parts. It starts with bricks and mortar and adds supportive and community services that are an essential part of a strategy for success. HUD's \$30.5 million grant also helps with our expectation that it will leverage a total of \$272 million of investment in development and services in our community.

To that end, I am working as part of the team to identify specific strategies to ensure positive outcomes in housing, infrastructure education, economic development and public safety.

It is my firm commitment to keep all community members informed and ask that you be engaged as work in Woodlawn

advances. At my first 2012 community meeting held at Sunshine Gospel Ministries on January 19, representatives from POAH provided an update on the CHOICE Neighborhood Initiative, the Woodlawn development, and their other developments in the neighborhood. With a major, comprehensive change under way in our community, it is also important to have clear and consistent communications.

I will continue to reach out to you about the progress of the redevelopment, and I encourage you to visit my website on a regular basis at www.chicago20thward.com. There you may obtain up-to-date information and sign up for the 20th Ward mailing list, including registration for weekly e-newsletters.

Working together we can improve the quality of life in our community and ensure the success of this bold initiative that serves as a symbol of change on Cottage Grove Avenue.

POAH in Chicago •

Although POAH enjoys a strong national reputation in the housing industry, POAH is fairly new to Chicago. However, its staff's ties to the City go back a long way. In fact, POAH was founded in Chicago in 2001 and owns property in Kankakee. Over the next months, this newsletter will continue to inform you about our work in Woodlawn.

OUR STAFF:

Bill Eager, Development Director in the Chicago office, provides oversight and direction for all development work in Chicago.

Felicia Dawson, Director of Community Engagement, provides coordination and implementation of community engagement and social services.

Molly Ekerdt, Project Manager, coordinates the development process for various projects in the region.

D'Ann Conley, Regional Supervisor, Preservation Housing Management, manages the overall site operations for the Woodlawn property and other sites in the region.

Karen Rhodes, Senior Property Manager, Preservation Housing Management, manages the day-to-day operations of the Woodlawn development.

To apply for housing or ask about unit repairs, contact Preservation Housing Management at 773-955-8668. For general questions about the development, visit our website at www.poah.org/portfolio/illinois/groveparc-woodlawn.



Photos by MPlati, POAH

Community Activities •

CAPS Meetings •

Harris Park Recreation Center, 6200 S. Drexel Avenue

Thursday, March 1st & May 3rd • 7:00pm

Description: Bring a neighbor or friend to problem solve and to meet local police and community leaders. Any questions please call Faye Patterson at 312-747-7004.

Funding for Accessibility Improvement in Houses of Worship •

Description: The Retirement Research Foundation announces 2012 funding for its Accessible Faith Grant Program to enable Chicago area houses of worship to make their facilities more accessible. The full description of the program, application form, tips for completing the application and additional flyers are available at www.rrf.org or 773-714-8080.

Free Business Education Workshops •

City Hall, 121 N. LaSalle Street, 8th Floor
Every Wednesday and Friday

Description: The City of Chicago Department of Business Affairs & Consumer Protection continues to offer free business workshops every Wednesday and Friday. To register for a workshop call 312-744-2086 or email oebacp@cityofchicago.org

Community Scholars Program in Public Health •

Dates and Locations vary

Description: The Northwestern Program in Public Health is pleased to offer free participation in some Master of Public Health courses to community partners. Northwestern MPH course listings and syllabi are available at www.publichealth.northwestern.edu/MPH/Courses/mphcurriculum.htm

"Funding Awards" continued from inside

makes the development of housing more affordable by attracting private-market investors, with the savings transferred to the tenants in the form of more affordable rents.

"We are thrilled by the allocation," said Bill Eager, Director of Development for POAH Chicago. "The allocations, which allow us to move forward quickly on both developments, represent a strong vote of confidence in both POAH and the entire Woodlawn community. We are grateful for the City's ongoing support."



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