



# WOODLAWN PARK

A POAH COMMUNITY





Preservation of Affordable Housing Inc. (POAH), arrived in Chicago in 2008 at the request of Grove Parc tenants, neighbors, the City of Chicago and the U.S. Department of Housing and Urban Development (HUD). Our challenge: to undertake the transformation of Grove Parc Plaza Apartments from a community eyesore into a mixed-income development that could anchor and stimulate community improvements. In five years, what we've learned, the new resources garnered and partnerships forged, have allowed us to create a broader strategy that expands on our initial goals and embraces all of Woodlawn.

In August 2011, POAH and the City of Chicago were awarded HUD's first \$30.5 million Choice Neighborhoods Initiative (CNI) grant in response to a powerful proposal put forth by a partnership that includes Mayor Rahm Emanuel's team, Ald. Willie Cochran (20th) and neighborhood leaders and organizations. The CNI award has expanded and accelerated our Woodlawn plans to go beyond housing and attracted other private, philanthropic and public funders. The plan includes upgrading and integrating every aspect of the community from housing to parks, education to public safety, from job creation to improved streetscapes and landscapes.

This report reflects a summary of our progress to date on this exciting and historic path to renewal.



Cottage Grove is being transformed through the construction of award-winning mixed income apartments, 100 of which have been built and leased, with another 89 in the pipeline for 2014.

## ON COTTAGE GROVE

POAH has completed 350 new or rehabbed mixed-income apartments in the neighborhood over the last two years.



Construction of a 65-apartment senior building on 62<sup>nd</sup> and Cottage Grove Avenue is in the works for 2014. The senior building will also include space for our Choice Neighborhoods 'Resource Center' and for the Chicago headquarters of our property management affiliate, Preservation Housing Management.



POAH is also moving forward to relocate the remaining Grove Parc households living north of 61<sup>st</sup> Street and demolish these eight buildings and 228 units by early 2014 to construct new market rate property, a hotel or other transformative development.

When the new senior building is finished in 2015, POAH will have completed 276 of the 378 required Grove Parc replacement units and roughly 155 non-replacement, non-Section 8 units, with hundreds more planned.



## TOWARDS NEIGHBORHOOD-WIDE RENEWAL OF HOUSING

In the surrounding neighborhood we have reclaimed and rehabilitated 19 existing buildings, stabilizing important neighborhood corridors such as 62<sup>nd</sup> Street.

Encouraging income diversity and neighborhood stability, POAH has launched its first homeownership initiative, Renew Woodlawn. Partnering with Neighborhood Housing Services (NHS) and Community Investment Corporation (CIC), POAH will use CHOICE and State of Illinois funds to buy, rehab and re-sell to owner occupants as many as 100 properties over the next three years.



## PEOPLE

Metropolitan Family Services (MFS), our family support and workforce service provider, has engaged nearly 90% of former Grove Parc families and expanded workforce services to all Woodlawn residents. 190 residents have found employment and 74 are registered in a variety of educational opportunities.

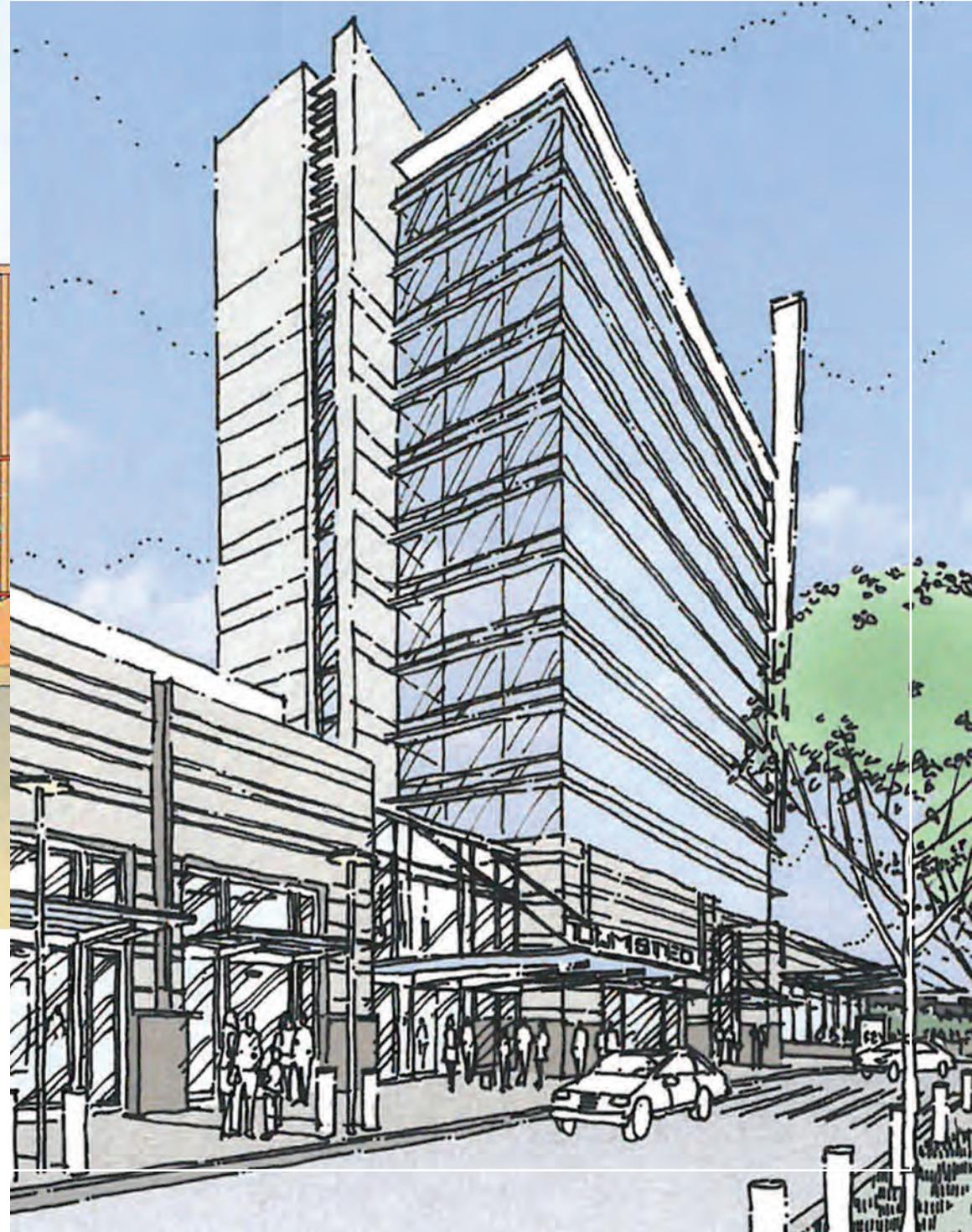
POAH continues to work with potential partners for a hotel or other transformative commercial development on the northwest corner of 61<sup>st</sup> and Cottage – a project that will bring jobs, a broader tax base and a new look to the Cottage Grove corridor.



## COMMERCIAL DEVELOPMENT

POAH is pursuing the construction of a 24-unit market rate property with more than 6,000 square feet of first-floor retail space for the southeast corner of 61<sup>st</sup> and Cottage Grove next door. The project is expected to begin in mid-2014.

Metrosquash, the renowned organization that combines sports with mentoring and academic instruction for children from 5<sup>th</sup> through 12<sup>th</sup> grades, has met its capital campaign goals and will begin construction of a new squash facility on the southwest corner of 61<sup>st</sup> and Cottage Grove Avenue in early 2014.



Hyde Park Academy, Woodlawn's area high school, has been established as an International Baccalaureate (IB) program, expanding school choice for many families.

Fiske Elementary School is also now home to an IB program for middle schoolers, preparing them for success at the improved Hyde Park Academy.

The Sonia Shankman School of Orthogenics and the Hyde Park Day School are under construction on east 63<sup>rd</sup> Street between Ingleside and Ellis Avenue.



## IMPROVING EDUCATION

Through CNI, POAH works closely with the Woodlawn Children's Promise Community (WCPC), our education partner, to improve student achievement by integrating and sustaining learning opportunities for the 6,000 school-age children of Woodlawn and to make the community an education destination.



## COMMUNITY ENGAGEMENT

POAH's work goes well beyond bricks and mortar. With a broad array of partners from the Network of Woodlawn to the community's many block clubs and organizations, we're involved in creating play spaces, community gardens, beautification and branding efforts and in the process strengthening the connections that make Woodlawn a vibrant community.

POAH is paying particular attention to public safety. Through the work of the local police district, the Woodlawn Public Safety Alliance (WPSA) and others, crime is down across Woodlawn in all major categories. We collaborated with the WPSA and hired local residents to create "Safe Passage" corridors for Woodlawn children attending new schools this year.





The Properties at Woodlawn Park are constructed to be both attractive and sustainable. The buildings are designed or rehabbed to be energy efficient and environmentally responsible including super insulated slab walls and roofs, installation of low U-value (low energy loss) windows, and air-tight building envelopes. On the newly constructed buildings, 100% of all storm water is retained on site for irrigation of planting beds and shrubs, and does not enter the city's sewer system.

The environmentally healthy and energy conservative Woodlawn Park buildings are named for nearby parks and green spaces.

The Grant at Woodlawn Park  
*6129 South Cottage Grove Avenue*

The Jackson at Woodlawn Park  
(formerly Woodlawn Center South)  
*6227 South Cottage Grove Avenue*

Renaissance Apartments at Woodlawn Park  
*6 buildings in East Woodlawn*

The Washington at Woodlawn Park  
(formerly Westwood Apartments)  
*6154 South Rhodes Avenue*

Neighborhood Stabilization Program  
Renovated Properties at Woodlawn Park  
*6456 South Maryland Avenue*  
*5615 South Prairie Avenue*  
*6418 South Maryland Avenue*  
*6159 South Evans Avenue*  
*6323 South Ingleside Avenue*  
*6428 South Ingleside Avenue*

Future:  
The Burnham at Woodlawn Park (senior bldg)  
The Midway at Woodlawn Park



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