

Housing Development Receives LEED Platinum Certification



POAH has increased its efforts to invest in environmentally friendly designs during the construction of Woodlawn Park. Most recently, The Grant at Woodlawn Park, POAH's 33-unit family development at 6129 S. Cottage Grove, received a LEED Platinum rating from the U.S. Green Building Council.

Opening in September 2013, The Grant at Woodlawn Park is the second new-construction project in the redevelopment of the former Grove Parc Plaza. POAH installed environmentally friendly measures that include a solar thermal hot water system, green spaces, extensive storm water retention systems, advanced insulation and a tight building envelope.

The property received the Platinum rating based on these environmentally friendly solutions. The 20 solar thermal panels on its roof offset more than half of the energy needed to produce the building's hot water, and the onsite storm water retention system is a series of rain gardens with native plantings.

From the Alderman

Dear Residents,



I want to applaud members of the community who have long fought for the re-installation of a Level 1 Trauma Center at the University of Chicago Hospital. Your advocacy has long been noticed and I am glad that the administration at the University of Chicago has responded to our needs. Through the years, I have leveraged my position by passing two resolutions through the Chicago City Council and also partnered with other colleagues, governmental bodies and institutions calling for the building of a trauma center on the South Side. Because of this, coupled with your advocacy and street actions, we've succeeded in making our voices heard. I thank you all for your continued involvement in advocacy as we work to improve our quality of life in the 20th Ward.

I also want to encourage you to join me in bringing forth a strong message to our current state legislators and Governor Rauner about our discontent with his lack of resource allocation. The State of Illinois has operated without a budget for the last 9 months, and it has had terrible impacts on all social services, ranging from the Chicago Public School system, college financial aid, to low-cost day care for low-income residents. Governor Rauner's budget cuts are affecting our most vulnerable populations the most, and it's time we stand up to our state legislators and demand effective leadership. Be prepared for a call to action in the very near future, which will give you a chance to show you do not support Governor Rauner's current position on the 2016 budget.

Let's continue working together to get things done in the 20th Ward.

Sincerely,
"Willie B."



c/o Woodlawn Park Apartments | poahchicago.org
6101 South Evans Avenue | Chicago, IL 60637

SPRING 2016

WOODLAWN PARK



A Preservation of Affordable Housing NEWSLETTER

\$1.1 Million Tax Credit Deal Helps Bring New Development to 63rd and Cottage Grove



Coming soon to Cottage Grove Avenue is Woodlawn Station, another innovative project that will augment the already transformative developments that have enhanced the corridor.

The project is slated to be built at the entrance to the CTA's Green Line station at 63rd and Cottage Grove and will feature 70 mixed-income units total, 55 in a four-story building at 63rd and Cottage Grove and 15 on scattered sites a block to the south on Maryland Ave. The development is scheduled to begin construction in Fall 2016 and will include 15,000 square feet of first-floor retail space and off-street parking.

The Illinois Housing Development Authority (IHDA) recently awarded POAH \$1.1 million in low income housing tax credits, which will raise approximately \$12 million of the \$26.5 million needed for development.

The project also includes a private first mortgage, City of Chicago support and funds from the Choice Neighborhoods Initiative grant.

From the POAH Chicago Office

The Woodlawn neighborhood has arrived at a crucial point in its history. With construction crews busy on many streets, Woodlawn is once again on its way up.



The Choice Neighborhood Initiative's (Choice) \$30.5 million grant has served as the springboard for the next generation of neighborhood revitalization and has provided a platform for re-energizing the entire Woodlawn neighborhood with the promise of long-term sustainability and affordability.

The Choice grant has helped POAH profoundly alter the profile and feel of Cottage Grove Avenue. Construction has been completed on three family buildings, The Grant and The Jackson, which together offer 100 apartments, and one senior building, The Burnham, which offers 65 apartments. The evolution doesn't stop there however; innovative projects will continue to augment the already transformative developments that have enhanced Cottage Grove Avenue.

Soon, building will begin on POAH's Trianon Lofts, the first new market-rate rental housing to be built in Woodlawn in decades. In addition, after recently being awarded \$1.1 million in low income housing tax credits from the Illinois Housing Development Authority, construction will begin in fall 2016 on Woodlawn Station, the mixed-income development slated to be built at the entrance to the CTA's Green Line station at 63rd and Cottage Grove.

See "CHICAGO OFFICE" back cover >>>

"CHICAGO OFFICE" continued from front

The Choice grant has attracted a variety of private, philanthropic and public funders to Woodlawn who have in turn provided nearly \$400 million in new investment that will expand and accelerate Woodlawn's resurgence.

We look forward to continuing our work towards shaping the Woodlawn community into a growing and prosperous place – a neighborhood that many do and will call home.

- Bill Eager,
Vice President, Chicago Area
Preservation of Affordable Housing

Renew Woodlawn Homeownership Program Off and Running With First New Buyer

Congratulations to Courtney Nelson on the purchase of her first home at 61st and St. Lawrence in the West Woodlawn community, the first home sold through the Renew Woodlawn Homeownership Program.

The sale is a big step not only for her, but for POAH, which hopes to revitalize and attract homeowners to Woodlawn's inventory of architecturally significant but underinvested 1- to 4-unit buildings. Renew Woodlawn is the latest chapter in POAH's Choice Neighborhoods Initiative work, a multi-phase effort that includes a multitude of local partners including Neighborhood Housing Services (NHS) and the Community Investment Corporation (CIC) for the Renew Woodlawn program.

In its initial stage Renew Woodlawn will acquire 20 vacant properties (of 1 to 4 units each) and recruit would-be owner-occupants to undertake the purchase and rehab of these properties with technical assistance and subsidies of up to \$75,000 per buyer.

To be eligible for the Renew Woodlawn incentives, homebuyers may earn up to 120% of the area median income (i.e. \$91,200 for a family of four), complete eight hours of homebuyer education and counseling from a HUD-approved agency, and occupy the property as their primary residence. Any rental units in a 2- to 4-unit property will be rented to tenants who are at or below 120% area median income.

Interested buyers should contact Paula Grant at NHS at 773.491.1347 or pgrantt@nhschicago.org

Interested developers should contact Jamila Danzy at CIC at 312-258-0070 x-246 or jdanzy@icchicago.com.



Artist Showcases Talents at Neighborhood Gallery



Located in the Woodlawn community, the William Hill Gallery, 6442 S. Dorchester Ave, exhibits the work of distinguished visual artists who are devoted to the critical investigation of nature, culture, race, gender and the post-colonial imagination.

With an emphasis on painting, photography, sculpture, video and installation art, these artists challenge traditional modes of representation.

Gallery hours are Friday through Sunday 11:00am to 6:00pm. Tours by appointment only – 312.351.0573.

New Apartments and Retail Development on Cottage



Momentum continues for Woodlawn Park as the Chicago's City Council approved POAH's plan to move forward on Trianon Lofts, a new apartment and retail complex at 803 E. 61st Street.

As POAH's first market-rate development in Woodlawn, Trianon will provide 24 two-bedroom apartments above 7,000 square feet of ground-floor retail and 24 spaces of outdoor parking. Half of the units will be rented at market rates, and half will be affordable units.

The complex is named for the Trianon Ballroom, a ballroom founded in the Roaring Twenties that provided patrons with a place to dance and socialize for 32 years and was one of several hundred dance halls operating in Chicago during the first half of the 20th century, but this particular ballroom stood out because of its extravagant size, luxurious decor and overall elegance.

\$1 Million Grant to Help Unemployed and Underemployed Residents Find Solutions to Financial Problems

Preservation of Affordable Housing's (POAH) Woodlawn Resource Center, 6144 S. Cottage Grove, is one of seven Financial Opportunity Centers in Chicago to be awarded a \$525,000 grant from the Local Initiatives Support Corporation (LISC) to provide unemployed or underemployed individuals with financial coaching and career planning, employment services and access to public benefits and other income supports.

POAH is matching the LISC grant to create a \$1.05 million program spread over the next three years that will be implemented at its 6144 S. Cottage Grove site.

"Many clients first come into the Woodlawn Resource Center simply looking for work," said Bill Eager, Vice President of POAH Chicago. "However the center provides multiple financial interventions that remove employment barriers and that provide participants with the necessary tools to build good financial habits and achieve their personal financial goals."

The Woodlawn Resource Center's job-readiness program requires clients to meet with financial coaches who tailor their services to each individual's needs. Coaches take the time to talk with their clients, get to know their clients on a personal level and are better equipped to make assessments that go beyond work history.

The other centers being awarded sub-grants are the Center for Changing Lives, Central States SER, Instituto del Progreso Latino, Jane Addams Resource Corporation, Metropolitan Family Services and North Lawndale Employment Center.



WOODLAWN RESOURCE CENTER

From job placement and financial literacy services to afterschool and mental health programs...

WE HAVE THE RESOURCES YOU NEED FOR YOUR ENTIRE FAMILY!

773.451.8077 | POAHChicago.org/WRC
6144 S. Cottage Grove | Chicago, IL 60637

Blackstone Bicycle Works Offering Internships and Employment Opportunities to Woodlawn Youth

Since 2006, Blackstone Bicycle Works has been a community bike shop that offers more than 175 Chicago 8 to 18 year olds the opportunity to work in a retail setting and learn about bicycle mechanics, repairs, customer service and management.

Located at 6100 S. Dorchester, Blackstone Bicycle Works is a structured free -of-charge, voluntary program open to any child who is in search of educational and vocational opportunities in a safe environment where they can have fun and learn in the process.

Blackstone operates on an apron system. Kids earn colored aprons indicating five achievement levels – gray, green

red, purple and black. These aprons function much like the colored belts in martial arts, with black signifying mastery. Kids who achieve purple and black aprons are selected for promotions, such as paid internships.



In addition to offering internships and employment opportunities to youth, Blackstone coordinates mentorship programs and links students with college advisors, offers on-site study labs and homework areas while helping kids discover the satisfaction of a job well done.

Youth and their guardians must complete the registration forms before participating. For more information on Bicycle Works, visit www.experimentalstation.org/blackstone