

Preservation of Affordable Housing closes on financing for city's first multi-family housing to receive Neighborhood Stabilization funds

Department of Community Development will provide \$1.5 million for rehab of 12 Woodlawn units during Grove Parc rebuilding

Chicago- Boston-based Preservation of Affordable Housing has closed on financing to renovate a three story walk-up in Chicago's Woodlawn neighborhood that will house residents of the former Grove Parc Plaza Apartments while new affordable housing is being created in that neighborhood.

The City of Chicago will provide more than \$1.5 million through the Neighborhood Stabilization Program to renovate 12 affordable housing units at 6456 South Maryland Ave.

The goal of the federal Neighborhood Stabilization Program is to revitalize neighborhoods by returning vacant housing stock in areas of high foreclosures to needed housing for community residents. The property is the City of Chicago's first multi-family building to close under this program. Preservation of Affordable Housing, through its affiliate, POAH NSP Chicago, LLC, acquired the property on July 15, 2010.

The completed rehabilitation will contain units for 12 families with a mix of 9 two-bedroom and 3 three-bedroom units. The rehabilitation will begin immediately and units will be ready for occupancy in early 2011.

According to the renovation plan, improvements will include new vinyl windows, roofing system and tuckpointing. The building's walls and roof will be insulated creating optimal energy retention. Unit interiors will be finished with new baths, kitchens and floor finishes. Paints and sealants are low-VOC (volatile organic compound) rated and finishes were selected for durability and sustainability. This scope of environmentally conscious methods and materials allowed the building to achieve a two-star rating from the Green Homes for Chicago Program as well as an energy grant from the Center for Neighborhood Technology.

The NSP supported project is part of POAH's plan to create Woodlawn Park, a \$140 million mixed income/mixed use development that will revitalize the former Grove

Parc Plaza, a blighted 40-year-old 504 unit, 26-building housing project just south of the University of Chicago on Cottage Grove Avenue between 60th and 63rd Streets .

POAH acquired the property in January of 2008 and is proceeding with a phased development of the three block site between 61st and 63rd streets that will recreate Cottage Grove as a gateway to Chicago's South Side and help rejuvenate the Woodlawn neighborhood. Demolition of the first eight buildings began in April as part of the first phase Woodlawn Center South Development which will provide 67 new apartments on the Grove Parc site.

In addition to housing, the Woodlawn Park plan will add 65,000 square feet of retail space, providing services and economic opportunities for residents and the wider community with retail anchors at its north and south ends near the University of Chicago and the Green Line terminus.

South Maryland Financing Partners:

Community Investment Corporation will provide construction period lending and a first mortgage of \$570,000.

City of Chicago, Department of Community Development is providing additional resources under the Neighborhood Stabilization Program with an allocation of \$1,554,992. The NSP funds were allocated to this project upon an application to **Mercy Portfolio Services**, which acquired the property in foreclosure and also functions as administrator for the City of Chicago's NSP program.

The Center for Neighborhood Technology provided grant funding of \$70,000 for energy efficient building systems from the Energy Savers Fund which is funded by Commonwealth Edison and Peoples Gas to promote energy efficiency.

POAH is an Illinois-incorporated, mission-driven housing nonprofit with offices in Chicago and Boston that specializes in the preservation of at-risk subsidized multifamily housing. POAH owns and operates nearly 6,600 affordable housing units at 50 properties in nine states and the District of Columbia.

To view rendering of the Woodlawn future site, see <http://www.poah.org/portfolio/illinois/illinois-all.htm>

