

## Grove Parc - Woodlawn Park

6101 S. Evans  
Chicago IL 60637

**Woodlawn Park** was named a finalist in HUD Choice Neighborhoods Initiative [read HUD press release](#)

POAH is replacing Grove Parc's obsolete buildings with Woodlawn Park, a healthy and vibrant mixed-use community along the Cottage Grove corridor. (top photo - a new building includes solar thermal panels on the roof that generate hot water, middle photos - rendering of future site, bottom photo - the former buildings)



## The Preservation Challenge

Grove Parc Plaza is a 504-unit Section 8 housing development located at a key site in the Woodlawn neighborhood of Chicago, occupying three blocks of South Cottage Grove Avenue between the University of Chicago and the terminus of the CTA's Green Line.

Built in the late 1960s to serve the low income residents of Chicago's Woodlawn community, Grove Parc suffered from significant design flaws and concentrated poverty. By 2007, the property was severely distressed and threatened with foreclosure and demolition. Despite the property's significant problems, some 400 very low-income households call Grove Parc home. POAH stepped in to preserve this community of residents and the property's federal affordable housing subsidies.

## POAH's Role

At the invitation of Grove Parc's residents, POAH acquired the Grove Parc property in December, 2008, and began to address its significant challenges. POAH has worked collaboratively with a broad range of stakeholders to develop a comprehensive plan which will address the failed Grove Parc development and revitalize the broader Woodlawn neighborhood.

Under this plan, POAH is replacing Grove Parc's distressed and obsolete buildings with the new Woodlawn Park development – a variety of distinctive structures combining residential, commercial and recreational uses, making South Cottage Grove Avenue the center of a healthy new mixed-use, mixed-income community. Critically, Grove Parc's Section 8 units will be preserved as an affordable housing resource for current and future residents in the Woodlawn area.

The revitalization began in January, 2008, as POAH's affiliate, Preservation Housing Management, Inc. (PHM) assumed management of Grove Parc and began to stabilize the property, completing urgent repairs to bring conditions into compliance with HUD physical standards. In addition to addressing safety concerns and making critical repairs to Grove Parc's physical assets, PHM has introduced greater resident support and an emphasis on customer service, enhancing the quality of life for current tenants.

At the same time, POAH has developed a revitalization plan that preserves all of the 504 deeply subsidized units in the context of a mixed-income community. Approximately 210 of the Section 8 units will remain on site, comprising about half of the new Woodlawn Park units. The balance of the existing Section 8 subsidies will be shifted to new or renovated units in the neighborhood.