

## Divvy Bike Stations Coming to Woodlawn



Bike-sharing service Divvy has announced plans for 175 new stations by Spring 2015. The Woodlawn community is scheduled to receive five stations located at

- 60<sup>th</sup> & Ellis
- 63<sup>rd</sup> & Dorchester
- 63<sup>rd</sup> & King Drive
- 67<sup>th</sup> & Cottage Grove
- 63<sup>rd</sup> & Cottage Grove



POAH Chicago welcomed Katherine M. O'Regan (center), Assistant HUD Secretary for Policy Development and Research, to Woodlawn for a tour of the POAH Choice neighborhood. Ms. O'Regan was joined by representatives from HUD Chicago's office as well as the City of Chicago. The group walked through the remaining former Grove Parc site, visited the Woodlawn Resource Center, and walked around the surrounding neighborhood.

### "CHICAGO OFFICE" continued from front

sports and education facility which will occupy the southwest corner of 61<sup>st</sup> and Cottage Grove. Secretary Castro was so impressed with the ongoing changes here that he made Woodlawn one of his first public appearances since his appointment July 9.

The senior building will include 65 units and a walking/sitting garden for residents and will be built immediately south of MetroSquash. Both facilities are set to open in 2015. Together, these buildings will occupy the entire block between 61<sup>st</sup> and 62<sup>nd</sup> streets.

This past month also marked the final chapter for the former Grove Parc Plaza Apartments. The last residential buildings have been demolished and cleared, making way for commercial development just north of 61<sup>st</sup> Street. We hope to have more exciting news on that project in coming weeks. All of the remaining Grove Parc tenants have been relocated to either permanent new homes in Woodlawn or to temporary homes while they await the development of additional units.

The only "original" Grove Parc properties still standing are our management office at 61<sup>st</sup> & Evans, which will be demolished in 2015; and two commercial buildings at the corner of 63<sup>rd</sup> Street, which we intend to redevelop as a mixed-use site with ground-floor commercial space and mixed-income units on the upper floors, probably in 2016.

Much more needs to be done, of course – phases of for-sale and market-rate rental housing; new retail development; the acquisition of additional buildings for mixed-income rehab projects; and physical improvements along Woodlawn's key transit corridors. POAH's staff and partners are pushing hard on all of those fronts.

But more on that work next time. Until then, thanks to all of our neighbors and partners for a job well done.

- Bill Eager, VP Chicago Area, POAH

FALL 2014

# FROM THE GROVE

A Preservation of Affordable Housing NEWSLETTER

## Groundbreaking



Only four years ago, the aging 500 plus-unit Grove Parc Plaza Apartments stood as an eyesore on Cottage Grove Avenue. Today, all the buildings have been demolished, the former residents relocated and a new mixed-income neighborhood – Woodlawn Park – is rising on the site where the blighted buildings once stood.

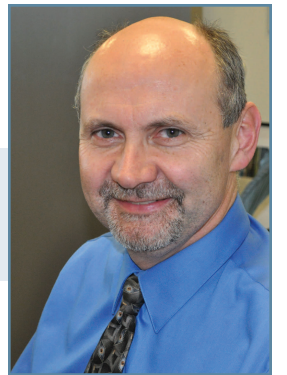
Underscoring how far Cottage Grove and Woodlawn have come, Julian Castro, the newly appointed Secretary of HUD, and Mayor Rahm Emanuel joined Ald. Willie B. Cochran and POAH President Amy Anthony at a groundbreaking for a senior building and youth sports/education center – both signs of the renaissance of Woodlawn. The revitalization is being made possible through a partnership between the federal government, the City of Chicago and Preservation of Affordable Housing (POAH), which is redeveloping the property.

"The Burnham and MetroSquash are examples of how we're investing in the future of Woodlawn and in the social fabric and the economic future of every neighborhood across the City," Mayor Emanuel said. "These projects will provide more seniors with an affordable place to live and more of Chicago's youth an opportunity to persevere both on the court and in the classroom, but as importantly, when you make investments like this, other investments follow, creating opportunities

See "GROUNDBREAKING inside >>>

## From the POAH Chicago Office

With so much work to be done it's sometimes easy to overlook milestones, but the past several weeks presented a couple of opportunities to acknowledge the profound neighborhood changes under way.



First, Greenline Coffee, the brainchild of Sunshine Gospel Ministries, opened a stunning new cafe on the southeast corner of 61<sup>st</sup> and Eberhardt (501 E. 61<sup>st</sup> Street to be exact) on July 31 to help spur development in West Woodlawn. The newly-rehabbed building also includes a business incubator designed to help community entrepreneurs grow their small businesses. Greenline employs about a dozen people and serves locally-roasted coffee from the Bridgeport Coffee Co.. I highly recommend the Belgian waffles and, while the weather holds, the sidewalk patio.

In addition, Mayor Rahm Emanuel and U.S. Housing and Urban Development Secretary Julian Castro visited Woodlawn on August 20 to celebrate the start of our next phases at Woodlawn Park – The Burnham, POAH's new senior building, and MetroSquash, the long-awaited youth

See "CHICAGO OFFICE back cover >>>



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



## Best New Small-Business Incubator

Sunshine Gospel Ministries was named the 'Best of Chicago 2014' by the *Chicago Reader* newspaper for its new small business incubator program, Sunshine Enterprises.

Sunshine Gospel Ministries, through its business incubator program, trains promising entrepreneurs on how to manage capital, leverage technology and choose growth opportunities for their business ventures.

The incubator, which opened earlier this summer in a former abandoned building at 501 E. 61<sup>st</sup> Street, features the first business to be launched – Greenline Coffee, a coffee shop with free Wi-Fi, a meeting room and indoor and outdoor seating and organic, fair-trade coffee roasted by Bridgeport Coffee Co.

To find out how you can apply, call 773.904.9800 ext. 18 or apply online, [sunshinegospel.org/what-we-do/sunshine-enterprises](http://sunshinegospel.org/what-we-do/sunshine-enterprises), by downloading and faxing the application.



## Community Planting

Blue jeans, overalls, work boots and planting gloves were the outfits of choice as a host of volunteers and residents recently assisted in transforming a series of intersecting corners into beautiful entryways into the neighborhood. Through the Neighborhood Housing Services, Inc. (NHS) sponsored program called NEIGHBORWORKS, Woodlawn was chosen among three sites to receive the coordinated support of transforming challenged areas of a community.

"Each year, various neighborhoods welcome corporate volunteers to help with a special project for a specific neighborhood through this initiative," said Felicia Dawson, Director of Community Partnerships and Engagement, POAH. "The blocks chosen in Woodlawn were examples of the various strong block clubs that have active block club members that have done a great deal of work already to ensure the blocks remain clean on a consistent basis. This is a great opportunity to add to the beauty of the neighborhood."

The event was all about gardening. Volunteers who live in the neighborhood rental buildings worked alongside homeowners plant flowers around newly installed block club signs and spread mulch in the community garden's raised beds.



## "GROUNDBREAKING" continued from front

throughout the neighborhood and lifting the economic fortunes of the entire community."

management affiliate, a community resource center, and laundry facilities on each floor.

"Chicago is the Windy City and it's clear that the winds of change are strong in the Woodlawn neighborhood – and they're blowing in the direction of progress," said Secretary Castro. "Today's groundbreaking is another example of how transformative change often begins at the community level."

In 2011, the City, in partnership with POAH, received \$30.5 million as one of the first recipients of a HUD Choice Neighborhoods Initiative grant to support new and renovated housing, as well as programs and services for Woodlawn residents, broader investment in community schools, public safety, infrastructure and job training. Introduced by the Obama Administration in 2010, The Choice Neighborhoods Initiative is a strategic approach intended to help transform high-poverty, distressed neighborhoods into communities with healthy, affordable housing, safe streets and access to quality educational opportunities.

"The strategy that has guided POAH's work since our founding has been a marriage of common sense and complexity – build new mixed-income housing to replace outmoded, all low-income housing, and acquire and transform vacant or distressed buildings into well-managed, well-appointed properties throughout the community," said POAH president Amy Anthony. "With the help of the Choice Neighborhoods Initiative we have also had the resources to involve community leaders such as MetroSquash and the private sector to ensure that Woodlawn can also develop the fundamental resources a healthy community needs to thrive."

The Burnham is the first seniors-only phase built as part of Woodlawn Park and will offer 65 one- and two-bedroom units. The \$24.3 million project will also house the Chicago headquarters of Preservation Housing Management, POAH's property



The City provided a \$2.8 million loan and \$1.4 million in Low Income Housing Tax Credits for the project that generated \$14.4 million in private investment. Additional funding for the project includes a \$5.1 million Choice grant and nearly \$2 million from state and private sources.

"The ground breaking today is another significant step toward fulfilling the vision of what it takes to create a 'choice community,'" Alderman Willie B. Cochran said. "This deliberate process of leveraging resources responsibly and in partnership, with a holistic emphasis on community, is positively impacting the Woodlawn Community in a way that we all can be proud of and sets an example of President Obama's vision."

MetroSquash will house eight squash courts, four classrooms and community space for 300-plus youth in 5<sup>th</sup> grade through college. MetroSquash uses the game of squash to engage students and their families academically, mentally and physically and to empower Chicago Public Schools students to reach their full potential. The City and JP Morgan Chase provided \$5 million in New Markets Tax Credits for the project.

"The game of squash instills good sportsmanship and is a low-cost, year-round activity open to boys and girls with no age, size or physical strength barriers," said Paul Cussen, Chair of MetroSquash Board of Directors. "The unique combination of squash and academic instruction, along with mentoring, cultural enrichment and community service, help students with their self-confidence, independence and academic training in preparation to be successful in middle school, high school and get into, and through, college."