

## From the Alderman

POAH has led the way in changing the landscape of Woodlawn in the 20<sup>th</sup> Ward. I look forward to the Trianon Lofts becoming a reality. More excitement and achievement are just ahead with the development of Woodlawn Station on the corner of 63<sup>rd</sup> and Cottage Grove Ave.



The Obama Presidential Center has been announced and by the way it looks, Woodlawn and the residents of Woodlawn will have an opportunity to see how a single major investment drives the future of the surrounding area. Education, business, job opportunities and safety will be impacted in a positive way. Greater investment will be made in housing and the general landscape of the area will become more robust. Our neighborhood will change and a new population will become our neighbors. I urge all the residents to maintain their homes and living arrangements so you can benefit from a tremendous community change.

I want to say thank you to the leadership of POAH, community groups and all others who have played a role in making our future brighter.

Willie B. Cochran, Alderman, 20<sup>th</sup> Ward

## "CHICAGO OFFICE" continued from front

In West Woodlawn, for example, our Renew Woodlawn program is taking root and showing great promise. In the program's first few months we have reclaimed, rehabbed and sold properties to new homeowners. Working with our partners at Neighborhood Housing Services and new homeowners, we have closed six properties and another 18 are under contract. Working with the Community Investment Corporation (CIC), six properties have sold for rehab and two closings are pending. Additionally, CIC has 12 more properties for renovation and nine others in the acquisition pipeline for new homeownership opportunities.

Along Cottage Grove, meanwhile, we are finally under construction at 61<sup>st</sup> Street on Trianon Lofts, our first market-rate rental building and, with 7,000 square feet of commercial space, our first mixed-use building in Woodlawn, directly across the street from the university's south campus.

It's not our only mixed-use project, however. Before year's end we intend to begin construction at 63<sup>rd</sup> Street on the even larger Woodlawn Station, which will hold 55 mixed-income rental units and 3- to- 5 new retail ventures in 15,000 square feet of commercial space adjacent to the Green Line.

And a little to our east on 63<sup>rd</sup> Street, the University of Chicago's new charter school is well under way between Greenwood and University, with a late 2017 opening schedule.

New home builders are getting busy, too. Greenline Homes recently received approval from City Council to purchase city-owned land and build six single-family homes on the 6100 blocks of South Ellis Avenue. A block to the east, meanwhile, KMW Communities intends to build up to 25 new homes in the 6100 and 6200 blocks on Greenwood.

So while we wait with excitement for the Obama Library's arrival, there is already much to celebrate in Woodlawn.

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

# RENEWAL

## A POAH CHICAGO NEWSLETTER



## Construction Starts for New Mixed-Use Project at 61<sup>st</sup> & Cottage Grove



Local officials, including Ald. Willie B. Cochran, and residents of the Woodlawn community joined POAH leaders to celebrate the July 21 groundbreaking for Trianon Lofts at 61<sup>st</sup> and Cottage Grove, the first primarily market-rate rental housing built in Woodlawn in more than 50 years. Construction of the new four-story apartment building is adding further momentum to the ongoing renaissance of Woodlawn.

Less than 48 hours after construction got under way, we learned that the Obama Presidential Library would be built in nearby Jackson Park. The Obama Center will join a wide range of new development in the community, including retailers, community learning facilities, a cultural center, MetroSquash and the Woodlawn Resource Center.

"Woodlawn is a perfect example of how urban neighborhoods can be re-designed to become places where more people want to live, work and learn," said Aaron Gornstein, President and CEO of POAH. "We are showing what can be accomplished when neighborhood organizations, government agencies, financial and educational institutions, civic leaders, developers and the whole community get involved and work together toward a common goal," Gornstein added.

See "TRIANON LOFTS" inside >>>

## From the POAH Chicago Office

From new homeownership opportunities in West Woodlawn to a presidential library in Jackson Park, and at several points in between, change continues to roll through the neighborhood. And there are no signs of it slowing down.



The newest – and biggest – excitement, of course, is the announcement that President Obama has selected Jackson Park and the eastern edge of Woodlawn as the future home of his presidential library. The rectangle of land between 60<sup>th</sup> and 63<sup>rd</sup> Streets, Stony Island and Cornell Drive, will over the next several years become home to the library, museum and research center to preserve the Obamas' legacy.

The campus itself is likely to attract more than \$500 million in investment to Woodlawn, but the economic impact could ripple in all directions, bringing new investment through the Mid-South Side. New homes and businesses, surrounding a revived 63<sup>rd</sup> Street, could drive thousands of new jobs and opportunity.

Many groups, especially the Network of Woodlawn, are already hard at work with Ald. Willie B. Cochran planning for that day, but it's not happening in isolation. In some ways, in fact, the library is merely joining a neighborhood already in progress.

See "CHICAGO OFFICE" back cover >>>

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FALL 2016

## Blogging & the Woodlawn Resource Center Pave a Career Path

Following his passion for blogging and digital research led 21 year-old Joshua Conner to the Woodlawn Resource Center (WRC) and the Hospitality Bridge Program.

Joshua, who lives in the Auburn Gresham neighborhood, came to the Resource Center to connect those skills to an interest in the hospitality industry and found a job that has him on a path to a successful career.

At the WRC, Josh completed levels 101 and 102 of its Hospitality Bridge Program, earning him a variety of certifications and licenses that are valued at nearly \$1,000. The training was paid for through the WRC's bridge program, funded by POAH's LISC Social Innovation Fund Grant.

Joshua looks back fondly at his time at the WRC. "The staff took a personal interest in me and helped me get the skills and training I needed to prepare me to do something I really love," he said.

Besides the certification program, he also received career readiness preparation through the WRC's Financial Opportunities Center (FOC). Staff there helped him update his resume, learn interview skills, and identify a job that would also give him time to blog.

"Thanks to my unlimited access to their computer lab, I was able to find the right job for my interests and qualifications," Joshua said.



He was referred for an interview at Revival Foods in Chicago's Loop by Christopher Watts, Business Services Manager at the FOC. After completing an initial interview, followed by a second one, Josh was hired as a "backbone," an industry term for the person making sure tables are turned over quickly and efficiently.

Today, Joshua earns \$11 an hour and works a 30-hour work week. Best of all, he has weekends off, a perk that gives him plenty of time to blog. He says that working at Revival Foods "has been an awesome experience

in a great team environment. I'm honing the customer service skills I acquired at the WRC. And I'm planning to return next year to complete the management level of the bridge program."

For now, Joshua is focused on getting work experience before he decides on his next step. His short term goal is to purchase his own web site to help him launch his blogging career. His long term goal? Become the next Michael Strahan.

## Community Celebrates Newberry Park Apartment's Renovations

Residents from Newberry Park Apartments and neighbors from the Blue Island community joined 25th Ward Alderman Danny Solis and POAH officials to celebrate the completion of the \$5 million renovation of the 84 affordable apartments located on the city's Near West Side just south of Roosevelt Road on Blue Island, on Sept. 19.

The celebration came a little more than a year after POAH purchased Newberry Park at 1355 South Blue Island which was due to lose its rent restrictions because of expiring subsidies.

"We're grateful for POAH's efforts and commitment to preserve quality affordable housing in such a desirable neighborhood," said Margaret Price, a long-time Newberry Park resident at the celebration.

The renovations of the Newberry Park Apartments, which include new kitchens with energy efficient appliances, new baths, and HVAC systems, were the first major improvements to the building in its 26-year history. Located near Chicago's Medical District, the University of Illinois-Chicago and several (public) (elementary) schools, retail shops, transportation and child care services, Newberry Park consists of 25 two-bedroom units, 48 three-bedroom units and 11 four-bedroom apartments, all affordable to low- and moderate-income families.

POAH acquired the apartments in July of 2015 with significant financial assistance from the City of Chicago, the Illinois Housing Development Authority and the U.S. Department of Housing and Urban Development.



### "TRIANON LOFTS" continued from front

Once completed in mid-2017, Trianon Lofts will have 24 two-bedroom apartments and 7,000 square feet of retail and office space on the ground floor. Occupying the retail space will be LaLa's Land of Learning, a children's day care center based in Markham that is opening its second location at Trianon. Thirteen of the building's apartments will be reserved for those earning between 80 to 120 percent of area median income.

"The City of Chicago is committed to building stronger, safer and more sustainable communities with greater housing and economic opportunities," Mayor Rahm Emanuel said. "This groundbreaking represents a new future not only for residents and businesses in the Woodlawn neighborhood but across the entire city.

Trianon is being built by POAH with financing from the U.S. Department of Housing and Urban Development, the City of Chicago, Chicago Community Loan Fund (CCLF), Local Initiatives Support Corporation (LISC), JP Morgan Chase Bank, and BMO Harris.

Project financing includes a \$2.5 million City of Chicago loan, \$3.3 million in New Markets Tax Credit equity, \$3.3 million in HUD Choice Grant funds and a \$3 million private construction loan.

To learn more about living at Trianon Lofts and the Woodlawn community, please visit [www.poahchicago.org](http://www.poahchicago.org).



## Obama Presidential Center Coming to Woodlawn

Nearly a month after President Barack Obama and Michelle Obama selected Tod Williams and Billie Tsien as architects to design the Obama Presidential Center, they made it official – the Center, which will include a library, museum and Obama Foundation offices, will be built in the 543-acre Jackson Park near the Woodlawn community and in the shadow of our Choice Neighborhood work.

Once completed, the \$500 million Obama Presidential Center will be the first-ever presidential library built in the heart of an urban area. Located near the University of Chicago, the Museum of Science and Industry, and the lakefront, the site is in the same park that attracted millions of visitors from around the world during the

1893's World Columbian Exposition. And it's close to the Obamas' longtime Chicago home in Kenwood.



But perhaps most important, the Presidential Center's proximity to Woodlawn reflects the President and First Lady's mission to build their library in a community that will benefit from such an investment.

"Michelle and I are thrilled the Presidential Center will be developed in the heart of Chicago's South Side, a community we call home, and that means the world to us," said President Obama. "We are proud that the center will help spur development in this key urban area and look forward to giving back to the people of Chicago – people who have given so much to us."