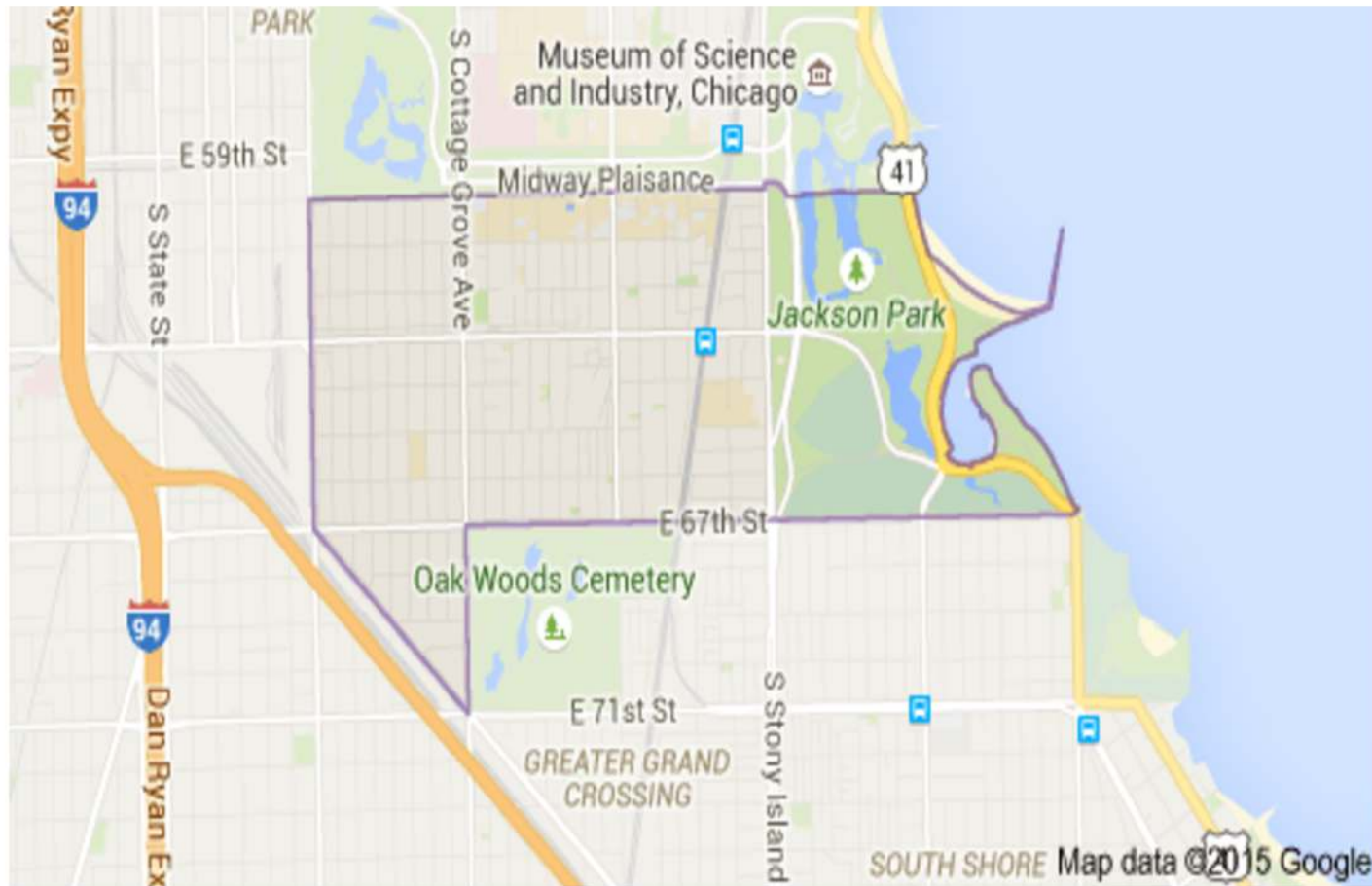




# WOODLAWN REVITALIZATION



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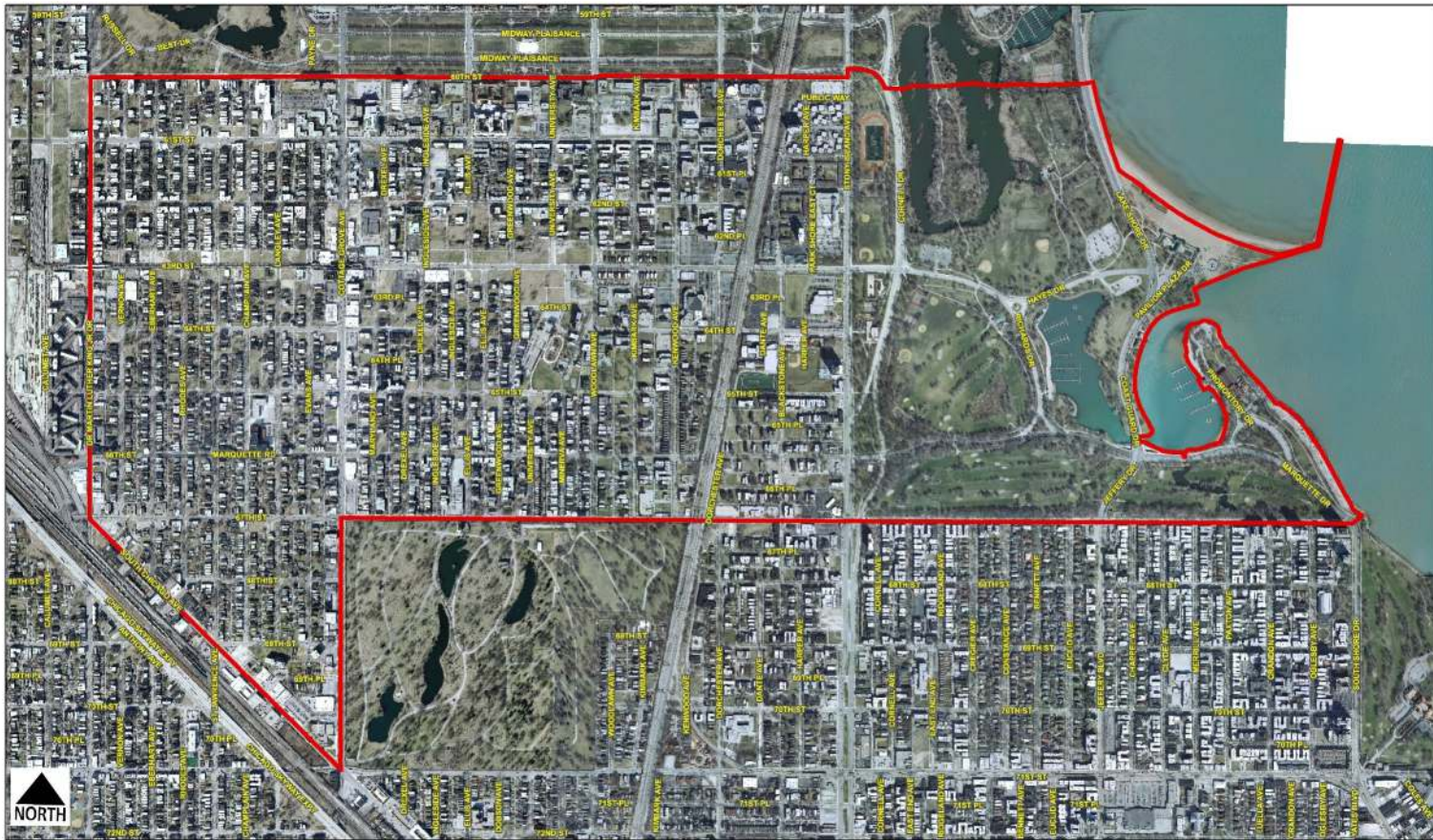
# Background: POAH

- Preservation of Affordable Housing, Inc., a national nonprofit developer-owner of affordable and mixed-use projects;
- Own and manage 10,000-plus units in 10 states and D.C.
- Also developing Barry Farm in D.C. and Whittier Street in Boston
- Work in Chicago's Woodlawn community began in 2008





# Background: Woodlawn



2012 Aerials  
DPD  
DIVISION OF PLANNING & DEVELOPMENT

WOODLAWN  
Community Area



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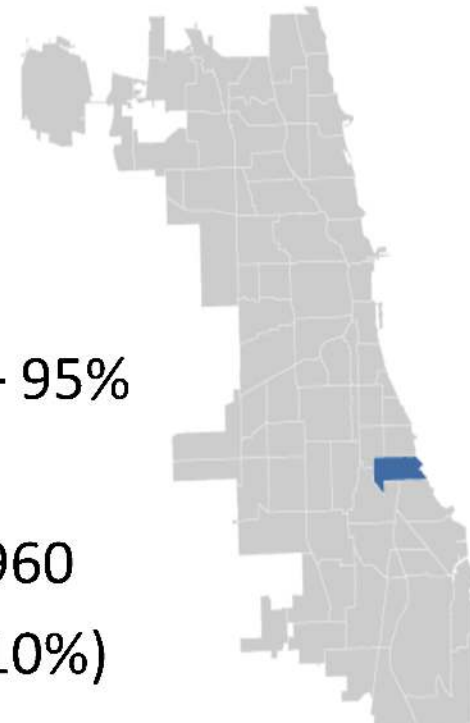
# Key Data – Woodlawn

CURRENT POPULATION: 25,000+

PEAK POPULATION: 81,279 (1960)

RACIAL COMPOSITION: African-American – 95%  
Caucasian – 3.25%

Underwent significant racial change, 1940-1960  
(83% white to 10%)





# Key Data – Woodlawn

## NEIGHBORHOOD IN TRANSITION:

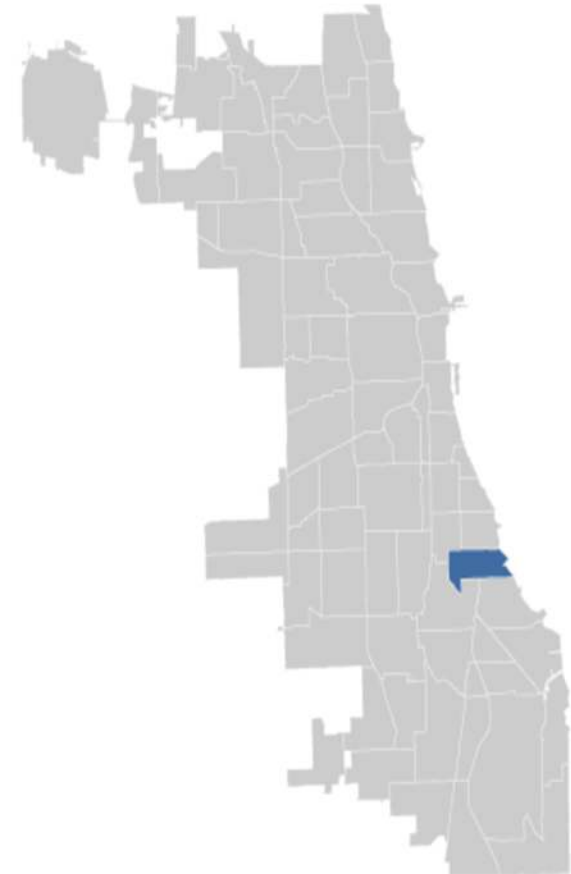
Population up 12.5% since 2010

Crime down 40%-plus since 2009

City's fastest-rising property values  
(70% year-over-year in 2017)

Selected for home of Obama Presidential Center  
Tiger Woods-designed golf course planned

University of Chicago expanding south  
City's largest South Side employer





# Background – Grove Parc



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# Background – Grove Parc

Grove Parc Plaza Apartments slated for foreclosure/abatement in 2007; residents invited POAH intervention to preserve 504 Section 8 units

Selected in 2011 for **\$30.5 million Choice Neighborhoods Initiative (HUD)** grant to spearhead Woodlawn revitalization.

Choice grant completed Sept. 2017

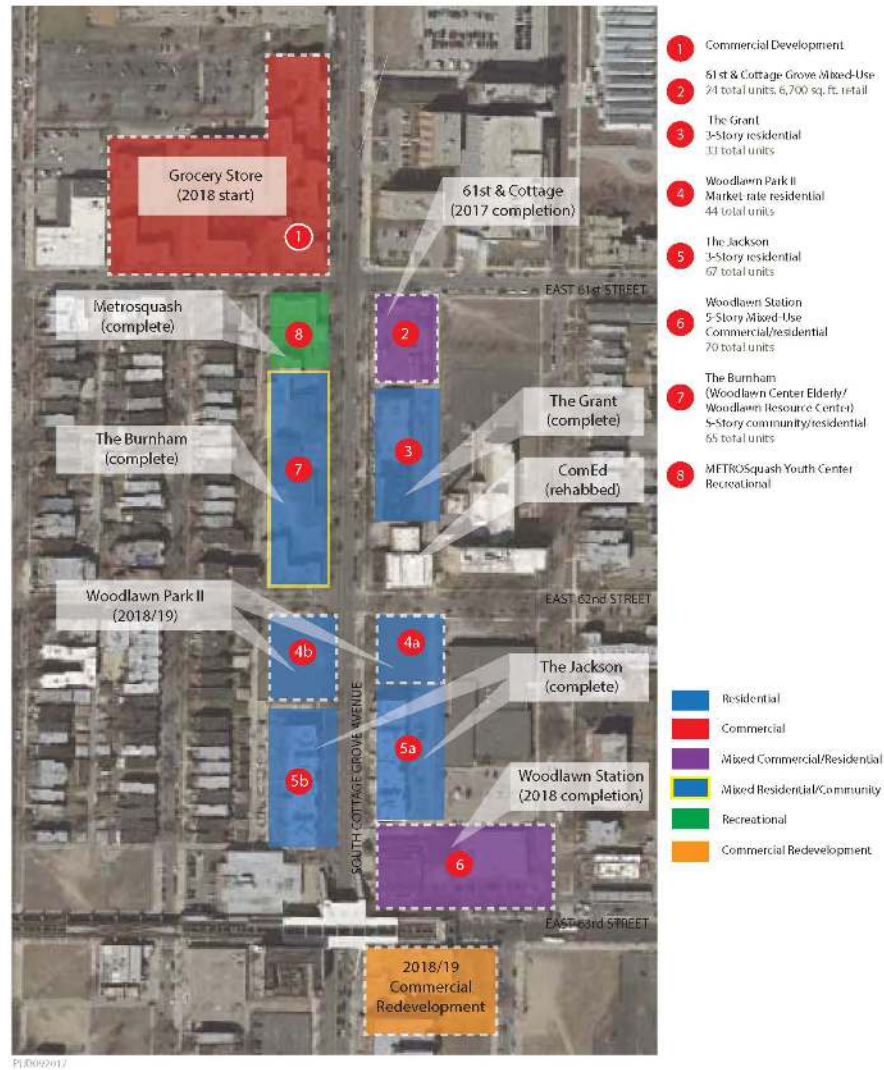
Housing, commercial and TOD work continue





# Woodlawn Park Master Plan

Woodlawn Choice Neighborhood



F1/04/2017

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# Neighborhood Site Plan

POAH: Our Work Across Woodlawn

Woodlawn Park Neighborhood



Last updated: 9/28/2017

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# Accomplishments to Date



- 800-plus new housing units completed
- Demolition of troubled Grove Parc complex completed
- Six new buildings completed along Cottage Grove corridor, 60<sup>th</sup>-63<sup>rd</sup>
- New grocery store under construction
- Commercial and TOD projects emerging



# Woodlawn Park Today



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# Woodlawn Station

- TOD mixed-use building
- 15,000 SF of first-floor commercial space – half leased
- 70 mixed-income apts. – market, workforce, S8





# So now what?

Displacement fears are real. But realistic?

Property values rising rapidly – 33% increase in sales in past 12 months

New SF home sales reaching \$600,000

Household incomes increasing (16% since 2013)

Population rising among young households *AND* UC students

70% of households already cost-burdened

HOWEVER....

Hundreds of vacant lots remain across the community

Distressed sales 16% of overall inventory and above city average

Rents, while rising, still well behind north and city center neighborhoods

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# Mitigating Factors

## Room to Grow

- While rising, population still a third of its peak
- Inventory of vacant parcels creates opportunities for affordable development

## Community Activism

- Community organizations coalesced around Obama library
- 1Woodlawn movement trying to drive City development policy
- Community Benefits Agreement creating other conversations

## Know Your Community

- Currently restricted properties identified for preservation
- Demand for vacant land and buildings to be set aside



# PRESERVATION OF AFFORDABLE HOUSING CHICAGO

[poahchicago.org](http://poahchicago.org)

 [facebook.com/poahchicago](https://facebook.com/poahchicago)

 [@poahchi](https://twitter.com/poahchi)

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