

RENEWAL

A POAH CHICAGO NEWSLETTER



POAH MIDWEST IS GROWING New Developments in Illinois, Michigan Promise New Opportunities

Despite rising interest rates and construction costs, POAH Midwest has seen an uptick in development activity that extends well beyond Woodlawn, to other Chicago suburbs but also to the city's suburbs and nearby states.

The most exciting news comes from Detroit, where POAH recently completed construction of The Freelon at Sugar Hill, a 68-unit, mixed-income property in the heart of Midtown and within walking distance to some of Detroit's best museums, music venues, restaurants and education and employment opportunities.

Named after the late Phil Freelon, a nationally-known Black architect and one of the lead designers here, the building also provides 11,000 square feet of first-floor shops that serve the neighborhood. Among the exciting new business tenants is fashion designer Tracy Reese's Hope For Flowers. Ms. Reese's past clients have included former First Lady Michelle Obama.

POAH's critical partners include Develop Detroit, a local Community Development Corporation, and the City of Detroit, which helped assemble and contributed to a complex financing structure. The deal also includes a partnership with the neighboring John Dingell Veterans Administration Hospital and features 14 fully furnished apartments reserved for veterans. It is located in the Sugar Hill Arts District.

POAH also recently finished work at the Fr. Martin Farrell House, a 59-unit senior building in Woodlawn which received system upgrades, apartment improvements and new first-floor amenities for residents.



Two more renovation projects are well under way in the northwest suburb of Elgin. Work is nearly complete on a 27-unit family property located in a former school, known as Wing Schoolhouse. Work has just begun, meanwhile, on renovations to the 100-unit Burnham Manor senior apartments, with an expected completion next spring.

In the suburb of Harvey, POAH is nearly finished with the 120-unit South Suburban Senior Apartments, and in Chicago two more senior properties are wrapping up work – at the Emil Jones Jr. Apartments in Roseland and the Fred Matthews Apartments in Grand Boulevard. Each offers 60 senior apartments.

We are also lining up several projects to get under way in early 2023. These include the new-construction Garfield Green development in East Garfield Park; rehab of the Levy House senior apartments in Rogers Park; rehab of the Archer Avenue Senior Apartments in Bridgeport; and rehab of the 240-unit Island Terrace property in Woodlawn.

