



Island Terrace Apartments

Introduction Meeting

August 9, 2021





Agenda

- Welcome
- Introduction to POAH & POAH Communities team
- POAH Video
- Summary of planned renovations and timing
- Resident survey
- Plans for Community Impact
- Questions



Meet the POAH/POAHC Team



D. Ann Conley



Felicia Dawson



Molly Ekerdt



Kyle Lilly



Bill Eager



Claudia Rodriguez

Ebonie Meritt

Traci Gilbert

Who is POAH?



- POAH is a nonprofit housing developer with offices in Chicago, Boston and Washington DC
- We own and manage 12,000 apartments in 11 states and DC.
- POAH Communities is our professional property management affiliate.
- Visit us at: poahchicago.org and poahcommunities.com





POAH in Chicago

- POAH owns and manages 2,000 mixed-income apartments in Chicago market
- Active in a dozen neighborhoods and communities – north, south and west.
- Chicago work began in 2009 in Woodlawn, where we led a mixed-use, mixed-income, preservation-driven renewal





Renovations and Timing

- Finishing exploratory work in building/ units
- Had two meetings with DOH over the last month to specify and enhance scope
- Architect working on 100% DD Set, GC working on pricing line items and drafting construction schedule
- Aiming to make it to July's City Council Meeting
- Funds committed from IHDA and the City of Chicago
- HUD applications and renovation scope are long lead time
- Working towards a financial closing for the end of 2022, with hopes that work will start by early 2023



Notable Changes to Scope

- Status of Parking Garage
- 1st Floor Buildout and reconfiguration
- Starting rehab with exterior and common area work
- Full replacement of plumbing risers
- Full replacement of kitchen and sanitary waste and vent stacks
- Continued tuckpointing and masonry work on building façade



Property Management Updates

- Desk Receptionist/ Security Hiring Updates



Resident Survey

- <https://www.surveymonkey.com/r/GDRL5T2>
- Paper surveys available in the management office, we will distribute
- Due September 30th
- Will post QR code for smart phone users





Plans for Community Impact

- Hiring dedicated Community Impact Coordinator for Island Terrace
- Woodlawn Resource Center – 6144 S Cottage Grove
- Employment, Financial Literacy, one-on-one connections





Q&A

