



Chicago Woodlawn affordable housing seeks Platinum Certification designation at Greenbuild conference

SAN FRANCISCO- Preservation of Affordable Housing's new affordable housing on the South Side of Chicago is looking for LEED Platinum certification from the U.S. Green Building Council at this week's Greenbuild conference in San Francisco.

The LEED (Leadership in Energy and Environmental Design) system rates the design, construction and operation of high performance green buildings, homes and neighborhoods.

POAH has replaced the old Grove Parc Plaza Section 8 housing on South Cottage Grove Avenue with two attractive red brick LEED designed buildings that include a solar thermal hot water system, extensive storm water retention, super-insulation and a tight building envelope. Woodlawn Center South is a 67- unit affordable family housing community and Woodlawn Center North is a 65-unit senior complex. The buildings represent the first new construction on Cottage Grove Avenue south of 61st Street in the last 25 years.

The construction also includes Energy Star appliances, substantial green space and a children's tot lot as part of the environmentally-friendly design. The site plan preserves mature shade trees along Cottage Grove Avenue and features proper urban soil content design, drought resistant plantings, rain gardens, new shade trees at common and parking areas, attractive ground cover, permeable pavements and hardscape materials designed to reduce the urban heat island effect.

POAH received a \$75,000 Green Infrastructure Grant from the Illinois Environmental Protection Agency (EPA) to install a system to control storm water runoff in the newly constructed buildings along the Cottage Grove corridor. The new system keeps all storm water on site and uses it in the landscape design to nourish native plantings making it an automatic watering system that reduces pollution *and* maintenance.

POAH also recently completed a \$1.5 million renovation of a three-story apartment building at 64th Street and S. Maryland Avenue, where 12 families are now enjoying newly renovated apartments with energy efficient appliances, new windows, flooring and exterior tuckpointing – all of which earned the building a two-star rating from Green Homes for Chicago.

The Greenbuild conference brings together industry leaders, experts and frontline professionals dedicated to sustainable building. The LEED designation is intended to provide building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.

Preservation of Affordable Housing, a nonprofit affordable housing developer with an office in Chicago, was one of the country's first four recipients of a green retrofit grant funded by the HUD Green Retrofit Program for Multifamily Housing in 2010.

POAH owns and maintains 8,000 affordable housing units in nine states and the District of Columbia and is actively engaged in greening its portfolio through solar power generation, building envelope improvements, water fixture and lighting retrofits, equipment upgrades and comprehensive green retrofits that include all of these components.

In 2011, the Woodlawn team received a HUD Choice Neighborhoods Initiative implementation grant in the amount of \$30.5 million to revitalize the distressed Section 8 Grove Parc Plaza Apartments, located on a 12-acre site at the heart of the Woodlawn community. The site was historically a barrier to investment in the surrounding blocks but today is being rebuilt as a vibrant, healthy and attractive mixed-use/mixed-income urban community developed through a collaborative planning process with a broad range of community stakeholders.