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CHA Celebrates Opening of Rehabilitated Green Senior Building

89-year-old structure received \$21 million makeover and brings more than 100 units of affordable housing to Chicago seniors

CHICAGO (Nov. 8, 2011) – The Chicago Housing Authority was joined today by U.S. Congresswoman Jan Schakowsky, 48th Ward Alderman Harry Osterman and other public officials and community members at the official re-opening of the Ralph J. Pomeroy Senior Apartments, a landmark building that will bring 104 units of needed affordable senior housing in a smoke-free, healthy living building in the historic Edgewater community.

Built in 1922, acquired by CHA in 1966 and closed in 2006 for renovations, the handsome building is now a candidate for LEED-Platinum certification. The \$21 million rehab was completed in October 2011 and includes a geo-thermal system, a roof terrace, a courtyard terrace, solar-thermal and photovoltaic collection panels, a furnished lobby and a green (vegetated) roof that provides insulation for the building. The green restoration of Pomeroy Apartments was made possible through an \$18.3 million grant from the American Reinvestment and Recovery Act.

“We are proud to be here to celebrate the successful completion of the total rehabilitation of this historic building and to celebrate another example of our commitment to providing great housing for our city’s seniors,” said CHA CEO Charles Woodyard. “It is our last senior building to be rehabbed under the Plan for Transformation and another testament to our commitment to senior residents.”

The new building will feature a renewable energy system designed to absorb a third of the property’s utility demand, thereby reducing energy usage and cost. The Surface Water Management System captures, retains or harvests the first half inch of rainfall in a 24-hour period.

The construction waste management plan diverted at least 25 percent of the debris away from landfills. There are water-permeable materials in at least 50 percent of the walkways and vegetation covers half of the roof area.

Among the environmentally sustainable features:

- Water conserving appliances and fixtures.
- Materials beneficial to the environment, including recycled content materials and at least 25 percent wood products certified FSC, salvaged and/or engineered.
- Healthy living environment that requires all interior paints, primers, adhesive caulks and sealants that comply with green seal limits.
- Green label certified floor coverings.

There were many partners in the project, including the financial team of U.S Department of Housing and Urban Development, Red Stone Equity Managers and Bank of America; the architectural team of Pappageorge/Haymes Partners, d'Escoto, Inc.; and General Contractor James McHugh Construction Co.

The restoration of Pomeroy – along with flagship senior buildings Kenmore and Britton Budd – is an example of CHA's commitment to quality.

The project is part of the CHA's "Plan for Transformation," which was created in 2000 with the goal of rehabilitating or redeveloping 25,000 units of affordable housing in Chicago. CHA is 84 percent complete with the Plan.

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