



Elm Terrace Apartments

66-68 High Street, Portland, Maine

Affordable Housing



Located on the corner of High and Danforth streets in Downtown Portland, Elm Terrace houses 38 affordable Apartments and a social service facility. The main part of the building, constructed In 1909, was originally home to the Portland Children's Hospital.

Job Creation

Renovation and construction of Elm Terrace apartments resulted in the creation of nearly 400 jobs for local workers, bringing well-paid opportunities to industries hit hard during the economic downturn.

Local Workers Company – Workmen

Eastern Excavation—13
Abatement Professionals—25
Gorham Fence—5
HA Stone Fencing—3
HB Fleming—7
RH Contracting—9
AP Concrete—8
Jewett Construction—5
Standard Waterproofing, Inc.—6
Rocco Leo Masonry—14
Standfast Forgeworks—2
Novel Iron—8
Charles Leonard Steel—12
LMC Light Iron—5
Hamilton Builders—10
Pond Cove Millwork co., Inc.—14
Builders Insulation—15
New England Fireproofing—3
Roof Systems of Maine—21
Kamco—5

Ranor Mechanical—25
Dean & Allyn Fire Protection—11
BH Milliken Electric—9
Bagala Window—3
Porter Building Systems—28
Design Acoustics—3
PDQ Door—2
Portland Glass—3
Salmon Falls Landscaping—7
Welch Stencil—2
Sampson & Company Plaster—4
Harmac Rebar—2
Merchants Cleaning—5
Wright-Ryan—28
Paul White Tile—23
Wan De Graaf Painting—11
E. Carrier Shelving—5
Pine State Elevator—5
JFR Construction—2
Godin Drywall—26



LEED Certification

The Rehabilitation and new construction project at Elm Terrace has been certified by the U.S. Green Building Council (USGBC) and achieved Leadership in Energy and Environmental Design (LEED) Platinum Certification.

Elm Terrace is the first affordable multifamily, historic restoration project in Maine to be certified LEED Platinum by the USGBC. The apartments will be nearly 40% more energy efficient than the typical multifamily apartment building.

The entire rehabilitation and new construction system was planned from the outset to be both efficient and durable. Panelized, locally sourced wood wall framing in the addition minimizes waste, and all construction waste was pre-sorted for the most efficient recycling and disposal procedures. More than 60% of construction waste was recycled.



Historic Renovation

The building is listed on the National Register of Historic Places for its important place in medical history, and also as a notable example of early 20th century Colonial Revival style architecture.

In its rehabilitation, CHOM retained as many historical features as possible, including historic windows, a central slate staircase, terrazzo floors, and plaster moldings. CHOM not only rehabilitated and preserved these features of the existing historic building, but also kept these materials out of the waste stream.

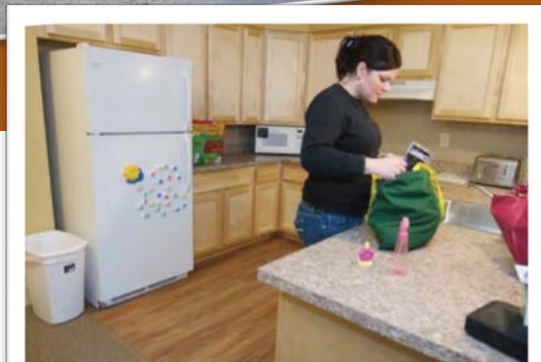


Partnerships

CHOM partnered with Mercy Health System bringing the McAuley Residence - a 25 year old successful program serving vulnerable populations – to the residents of Elm Terrace.

The McAuley Residence is a unique and comprehensive supportive program for 15 individuals (and their children) who have faced significant challenges. Services in the McAuley Residence are wide-ranging and broadly collaborative, and they include support from traditional community providers such as Crossroads and the Opportunity Alliance, and non-traditional support such private banks helping with money management education and nutrition and meal preparation experts teaching weekly classes.

There are about 15 different whole life supports that complement wellness and promote long term stability. Since the McAuley Residence is a two-year program, every year Elm Terrace can expect to pull about 7-8 more people from vulnerability to permanent stability through this intensive collaborative intervention.



“In the long run, we’re allowing people to live right near where they work and right near where they need to access goods and services.”

**-John Ryan, President
Wright-Ryan Construction**



Developer: Community Housing of Maine
Architect: Benedict Walter, CWS Architects
Construction Manager-at-Risk: Wright-Ryan Construction, Inc.
Historic Preservation Consultant: Sutherland Conservation & Consulting
Green Design Consultant: Thornton Tomasetti, Inc.
Construction Lender: TD Bank
Permanent Lenders: City of Portland and MaineHousing
Private Equity: Boston Capital Corporation

Sources of Financing:

Low Income Housing Tax Credits
Federal Historic Rehabilitation Tax Credits
State Historic Rehabilitation Tax Credits
City of Portland HOME Funds
HUD Home Partnership Funds

Elm Terrace won two national historic preservation awards: The 2013 J. Timothy Anderson Award for Best Historic Rehabilitation Project Involving New Construction awarded by the National Housing & Rehabilitation Association; and the Preservation Action, National Community Trust Investment Corporation, Preservation’s Best of 2013 award. Elm Terrace also won the 2013 Statewide Historic Preservation Honor Award for Excellence in Adaptive Use, and was designated a noteworthy project by the State Historic Preservation Commission in its certification. The project appeared in Novogradac’s Journal of Tax Credits and Tax Credit Advisor.

