



Contact: Cullen Ryan, Executive Director
Tel: (207) 879-0347
Email: cullen@chomhousing.org

FOR IMMEDIATE RELEASE

ELM TERRACE RECEIVES MAINE PRESERVATION HONOR AWARD

Elm Terrace in Portland Receives a 2013 Maine Preservation Honor Award for Adaptive Use



Portland, ME – On November 14th, 2013, Elm Terrace apartments, developed by Community Housing of Maine (CHOM), received a Maine Preservation Adaptive Use Award.

Located near the Victoria Mansion, Elm Terrace creates affordable housing for individuals and families near the heart of downtown. 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.

Construction was completed in January 2013 and the apartments leased up quickly, underscoring a strong need identified by the City of Portland and MaineHousing for additional affordable housing.

The complex has 6 efficiency apartments, 22 one-bedroom apartments, 10 two-bedroom apartments, a community room, elevator, office, laundry room, ample open space, and views of Casco Bay. Applicants must income-qualify for occupancy. The complex is professionally managed from an on-site office by Preservation Management, Inc. of South Portland.

Elm Terrace is the historic rehabilitation and repurposing of an important historic building rich with

history, in a gateway location for Portland. Redeveloping this property has meant that this history is preserved, while the toxic materials that were there, including lead paint and asbestos, have been removed and abated. The project includes an addition designed to complement the historic structure, located on the approximate footprint of the Mussey Mansion that stood on the site from 1801 to 1962.

The historic building at 68 High Street was originally erected as an ell to the Mussey Mansion and served as the Children’s Hospital from 1909 to 1948 for the treatment of children with scoliosis. It was later used as the Maine School of Law, and recently several USM Centers and administrative offices were located in the building. CHOM converted it to apartments reaching a total of 38 units when combined with the new construction addition structure, which includes below grade parking.

The Certified Historic Restoration project was designed by Ben Walter of CWS Architects with guidance from Sutherland Conservation and Consulting, and Thornton Thomasetti. The building meets MaineHousing’s Green Building Standards, as well as LEED standards established by the USGBC, which ensure good indoor air quality and energy efficiency, among other things. The construction was completed by Portland-based Wright-Ryan Construction. During design and construction, the project employed as many as 399 workers.

Mercy Healthcare System has located its McAuley Residence within the property. The McAuley Residence is a 25-year old unique and comprehensive supportive program for 15 vulnerable individuals (and their children) who have faced significant challenges. This program was founded by the Sisters of Mercy and is privately funded.

MaineHousing, Boston Capital, the City of Portland, and TD Bank provided construction and permanent financing for the project.

CHOM is a 501(c)(3) non-profit charitable organization that as its core mission provides advocacy, supportive housing, community inclusion, and stability for homeless and special needs populations across the state. CHOM also provides workforce housing – Elm Terrace as an example – for people who otherwise could not afford to live near their work. CHOM is celebrating its 20th year of housing Maine's most vulnerable populations. Find out more about CHOM at:

www.chomhousing.org

Contacts: Cullen Ryan, Executive Director – 879-0347 cullen@chomhousing.org