

# POAH greens its portfolio

As the owner of a large and growing portfolio, POAH believes that “greening” our properties is both a good business practice and consistent with our mission goals. Supported by a combination of public and private grants, as well as loans we anticipate repaying from the proceeds of energy savings, POAH’s energy initiatives continue to bear fruit. They include successful energy investments in solar power generation, building envelope improvements, water fixture and lighting retrofits, equipment upgrades and comprehensive green retrofits that include all of these components.



**8330 On The River,  
Detroit, MI**

## Building Envelope Upgrades

**8330 On The River**, a 280-unit high rise building on the river in Detroit, MI is being reclad with a new skin, including a thermal layer that will significantly improve the building’s insulating qualities. **Cromwell Court Apartments** in Hyannis, MA has received energy efficiency improvements from the Massachusetts Weatherization Assistance Program that include insulation, air sealing, and 14 new high efficiency gas furnaces. **Cherry Hill Apartments** in Johnstown, RI will have insulation and air sealing work projected to save more than 4,000 therms of natural gas annually. At all of these properties, the building envelope upgrades will reduce natural gas consumption and improve resident comfort.



**Colony Plaza, Excelsior  
Springs, MO**



**Fairweather Apartments,  
Salem, Massachusetts**

## Water Conservation

Water/sewer conservation measures at the Detroit and Troy, Michigan properties - **920 on the Park** and **8330 on the River** - will pay for themselves within a year. These efforts include installation of low flow showerheads, faucet aerators, and water efficient toilet mechanisms.

## Solar Power

Following our successful installation of photovoltaic panels at **Bridle Path Apartments** in Randolph, MA, POAH has now activated our second solar installation at the **Fairweather Apartments** in Salem, MA. Fairweather received a grant from the Massachusetts Clean Energy Center, acting through MassHousing, to install a 27.6 kilowatt solar photovoltaic system on the site. The panels came online on January 29, 2011 and as of March 11<sup>th</sup> had generated 3,410 kilowatt hours of clean, free electricity for the site. These panels will generate more than 35,000 kWh a year in free electricity. Solar thermal panels, which capture the sun’s energy to generate hot water, will soon be installed at **Colony Plaza** in Excelsior Springs, MO, at **Woodlawn Center South** in Chicago, IL, and at **Sugar River Mills** in Claremont, NH. The **Sugar River Mills** effort is funded through a grant from TD Bank.



**Woodlawn Center South,  
Chicago, IL**



**Bridle Path Apartments,  
Randolph, MA**

## Electricity Conservation

In March of 2010, **Cherry Hill** received new energy efficient lighting in the common areas and the units through a program offered by the electric utility. Through similar programs funded by the local utilities, **Torrington West** in Torrington, CT will also receive new energy efficient lighting in the common areas and the units. These improvements should reduce electric consumption by around 100,000 kWh a year.



**Garfield Hill Apartments,  
Washington, D.C.**



**Sugar River Mills,  
Claremont, NH**

## Green Retrofits

POAH has closed two comprehensive green retrofits under HUD’s multifamily housing Green Retrofit Program funded by the American Reinvestment and Recovery Act. **Garfield Hill Apartment** in Washington, DC was one of the first four sites in the country to be awarded funds under this program. POAH has renovated the heating systems, installed high-efficiency property lighting, improved air quality through unit ventilation, upgraded the water runoff filtration effects of the landscaping, and instituted green operating and maintenance principles. Similarly, POAH closed a GRP loan for **Colony Plaza**, in Excelsior Springs, MO. This loan will fund a high efficiency HVAC system to replace the one original to the property. In addition, POAH is installing new water savings fixtures, energy efficient lighting and a solar thermal domestic hot water system.



**Cherry Hill Apartments,  
Johnstown, RI**

View real time energy savings of Fairweather and Bridle Path on the Leadership and Advocacy page of the POAH Web site [www.poah.org](http://www.poah.org)

