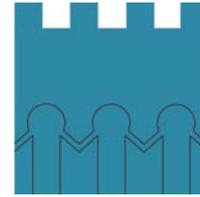




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Castle Square Tenants Organization

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FOR IMMEDIATE RELEASE

CASTLE SQUARE APARTMENTS AWARDED LEED® PLATINUM CERTIFICATION

WinnDevelopment and Castle Square Tenants Organization complete largest Deep Energy Retrofit of an existing affordable housing community in the U.S.

BOSTON (December 10, 2012) – [Castle Square Tenants Organization, Inc.](#) (CSTO), a non-profit owned by the residents of Castle Square Apartments, in partnership with [WinnDevelopment](#), the real estate development arm of [WinnCompanies](#), announced today that Castle Square Apartments has been awarded LEED for Homes Multifamily Platinum Certification, the highest green building rating offered by the U.S. Green Building Council, after completing the nation's largest Deep Energy Retrofit of an existing affordable housing community.

Located on Tremont Street in Boston's South End and constructed in the 1960s, Castle Square Apartments is a 540,000-square-foot mixed-use property comprised of 500 affordable apartment units and 20,000 square feet of retail space. LEED Platinum Certification was awarded upon completion of the two-year renovation.

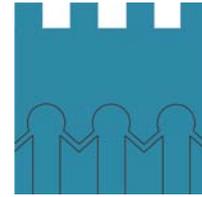
A Deep Energy Retrofit is defined as a renovation with energy savings greater than 50 percent. The Deep Energy Retrofit completed at Castle Square differs from standard energy efficiency renovations due to the insulation, which at Castle Square is located on the outside of the building. The new five-inch super insulated shell, combined with an insulated reflective roof, high efficiency windows and extensive air sealing, has increased the insulation value of the building by a factor of ten. Additional energy savings were achieved using small high efficiency cooling and heating equipment, LED and CFL lighting, Energy Star appliances and solar hot water. As a result, Castle Square Apartments is modeled to reach a 72 percent reduction in energy usage. For additional information, please consult www.CastleDeepEnergy.com

"Winn is very proud to have received such a significant recognition for the groundbreaking renovations we completed with Castle Square Tenants Organization," said Larry Curtis, President of WinnDevelopment. "The energy savings we are seeing are unprecedented and will not only benefit the residents at Castle Square, but also the City of Boston. We hope this project will serve as a model for multifamily housing upgrades across the country."

Existing buildings in the U.S. account for 40 percent of the nation's energy use and 38 percent of the carbon dioxide emissions. The renovation at Castle Square represents a historic milestone toward lowering the carbon footprint of existing buildings. Castle Square was selected as one of a handful of pilot projects in Massachusetts to receive financing from the Department of Housing and Urban Development (HUD) and the Massachusetts Department of Energy Resources (DOER).



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"The renovation of the Castle Square Apartments is significant not only for its residents, but for this entire community," Boston Mayor Thomas M. Menino said. "It has created jobs for local workers, preserved 500 units of affordable housing for current and future working families of Boston, and its green design contributes to the overall health of our City. I thank the residents, HUD and DOER for their collaboration and commitment to preserving Castle Square as a welcoming home for all who live here now and in the future."

The property consists of four mid-rise buildings and 19 town house buildings containing one, two, three and four-bedroom apartments. Amenities at Castle Square Apartments include a fitness room, community garden, two playgrounds, a basketball facility and one tot lot with a water sprinkler.

In addition to the Deep Energy Retrofit that focused on 192 apartments in the seven-story buildings, Winn and Castle Square Tenants Organization completed substantial improvements in every apartment, including energy measures, new ecologically sustainable kitchens and baths, flooring with recycled content and plant-based materials, low VOC paint and improved ventilation, recycling of construction materials and ecologically sensitive landscaping.

The renovation also consisted of the construction of a green community center that Castle Square Tenants Organization will use to expand its academic partnerships and program offerings to benefit a greater number of Castle Square residents. This comprehensive set of programs, which focuses on youth and adult education, includes an Early Education Childcare (EEC) licensed after school and middle school program, Environmental Science technology, youth leadership and entrepreneurship. The new community center will also provide the Organization with the space needed to start additional programs on job readiness and Science, Technology, Engineering and Math (STEM), and give more residents access to the technology learning center, the computer repair clinic, senior programs, multimedia production, and the teen center.

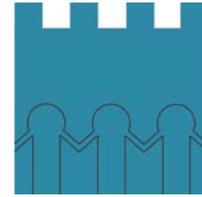
"These renovations and energy savings are going to immensely improve the Castle Square community," said Deborah Backus, Executive Director of Castle Square Tenants Organization. "We are very excited that our residents will now be enjoying a better quality of living and the new community center that will allow CSTO to expand its program offerings." www.cstoboston.org

"The Deep Energy Retrofit renovation has transformed Castle Square Apartments from an outdated 1965 red brick structure to a modern contemporary design that blends in with the increasingly affluent neighborhood that surrounds our community," said Ann Moy, President of Castle Square Tenants Organization.

The renovations to Castle Square were financed through both public and private partnerships with MassHousing Financing Agency, HUD, Massachusetts Department of Energy Resources (DOER), Boston Redevelopment Authority (BRA), Bank of America, NSTAR, National Grid, as well as The Kresge Foundation and Enterprise Foundation who provided grants for the project.



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The Deep Energy Retrofit of Castle Square created 655 construction jobs, and allowed residents to remain in their apartments with minimal disruption.

The architect and general contractor for this project were [Elton + Hampton Architects](#) and [CWC Builders, Inc.](#), and [Pinck & Co.](#) served as the construction project manager. In addition, [Biome Studio](#) and [Building Science Corporation](#) acted as environmental consultants.

In May, WinnDevelopment and Castle Square Tenants Organization was presented with the "Green Residential Award" and named "Climate Action Leader" by Mayor Menino for the Castle Square project. In addition, the Rental Housing Association (RHA), the Massachusetts affiliate of the National Apartment Association (NAA), honored Castle Square with the *Best Affordable Housing* award at the Multifamily Conference and Expo. on September 28. The National Affordable Housing Management Association (NAHMA) also selected Castle Square as the winner of the 2012 Vanguard Award for "Major Rehabilitation of an Existing Rental Housing Community."

Founded in 1987, Castle Square Tenants Organization is a non-profit organization dedicated to its mission to preserve Castle Square Apartments as affordable housing for low-and-moderate income residents into perpetuity and provide comprehensive community and social support.

WinnCompanies is a national leader in its commitment to community and sustainability. The LEED Platinum certification for Castle Square is the second time a Winn property has received the highest environmental rating. Its Oliver Lofts project in Boston is also LEED Platinum certified and has recently won a *Multifamily Executive Award* in the Mixed Income Project of the Year category; an *Achievement in Sustainability* award as part of the National Housing & Rehabilitation Association (NH&RA) 2012 J. Timothy Anderson Awards for Excellence in Historic Rehabilitation; and the Rental Housing Association (RHA) award for "Best Green Project."

About [WinnCompanies](#)

WinnCompanies is a visionary national real estate company dedicated to the highest standards of excellence. Through our companies, WinnDevelopment, WinnResidential and WinnMilitary housing, we develop, acquire and manage multifamily, affordable, senior, mixed-income, market rate, as well as commercial properties throughout the United States. Founded in 1971, WinnDevelopment has since acquired and developed real estate holdings valued in excess of \$1.5 billion. Our portfolio includes more than 95,000 residences across 23 states, and we have converted more than 5 million square feet of property into prime commercial space. Our work is defined by a commitment to innovative financing and the highest standards of professionalism. www.winncompanies.com

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