



SHELLY WILLIAMS COMPANY, LLC

PANASONIC VRF HEAT RECOVERY SYSTEM - (7) STORY APARTMENT BUILDING

Project: Warwick SRO (single-room occupancy) Renovation

Location: Newport News, VA

General Contractor: Community Housing Partners (CHP)
-Project Manager: Jeff Waller (540) 382-2002

Mechanical Contractor: Doak Contracting - Steve Doak (804) 564-2421

Construction Timeframe: January 2012 – October 2013

Building Use Overview:

Rental housing for very low income and disabled individuals; 7-story apartment tower with 88 units, each containing a private bath and a compact kitchen area, as well as two community lounges, a computer lab, laundry facilities, and administration offices.

HVAC System:

Panasonic ECOi Variable Refrigerant Flow (VRF) System with Heat Recovery consisting of the following major equipment:

Qty (9) Panasonic ECOi outdoor heat recovery heat pumps – Total 70 tons cooling

Qty (108) Panasonic ECOi indoor, cooling/heating fan coil units

Qty (1) Reznor 100% outside air Energy Recovery Ventilation (ERV) unit – 7 tons pre-cooling with energy recovery wheel, 18 tons cooling with main DX coil, 5 tons reheat pump, 5400 CFM airflow

Owner:

Community Housing Partners

General Contractor:

Community Housing Partners

Resident Services:

Community Housing Partners

Size:

88 one-bedroom units

Resident Characteristics:

Units rented to very low-wealth and disabled individuals

On-site Amenities:

- Community Room
- Laundry facility
- Computer lab
- Electronic Surveillance and Security
- Programs: Nutrition Education and Food Bank, Health Screenings, Mental Health, Alcoholics Anonymous/ Narcotics Anonymous, Housekeeping Classes, On-site Computer Education, Employment Services, Case Management, Eviction Prevention, Conflict Resolution, Advocacy, Rental/ Deposit Assistance, Notary, Family Support/Grievance Counseling, Transportation, Resident Council, Credit/Budgeting Classes, and Social Activities

Original Sources of Funds:

Total Uses - \$2,493,624

Newport News Urban Development

Action Grant - \$612,202

FHLB/FUNB - \$300,000

CHP - \$1,068,072

Newport News CHDO HOME - \$163,350

Virginia Housing Partnership Revolving Fund - \$350,000

Original Completion Date:

1995

Sources of Funds for Planned

Rehabilitation:

Low Income Housing Tax Credit Equity - \$5,406,036

Federal Historic Tax Credits - \$1,133,586

State Historic Tax Credits - \$1,416,983

Deferred Developer Fee - \$350,000

Community Housing Partners Loan - \$925,563

Estimated Rehabilitation Completion

Date:

Summer, 2013

Economic Impact

ONE-TIME BENEFITS TO LOCAL ECONOMY FROM CONSTRUCTION

Total value (cost) of construction, excluding land	\$4,292,300
Local business income	\$ 527,838
Local wages and salaries	\$2,248,663
Total local income from construction	\$2,776,502
Taxes and fees from construction	\$ 328,920
Local jobs (FTE) in construction and other industries	34



Project Highlights

Built in 1883, the Warwick Hotel was once the center of downtown activity in Newport News, Virginia before a fire destroyed the original structure in 1960. In 1995, Community Housing Partners (CHP) transformed the structure into single-room occupancy (SRO) rental housing for homeless persons. The Warwick SRO contains 88 units, each containing a private bath and a compact kitchen area, as well as two community lounges, a computer lab, and laundry facilities.

Today, the Warwick SRO provides housing to very low-wealth homeless and disabled individuals. CHP provides on-site employment training and educational opportunities that promote self-sufficiency and economic stability for the residents. In 2012, the Warwick SRO will undergo rehabilitation through the LIHTC program and federal and state historic tax credits to update the facilities and preserve this important housing resource for the Newport News Community.

The Warwick SRO illustrates the pivotal role of public-private partnerships in addressing a critical local housing need while restoring an historic downtown landmark.