

Owner:

Community Housing Partners

General Contractor:

Community Housing Partners

Architect:

Community Design Studio, LLC

Resident Services:

Community Housing Partners

Size:

106 units

Resident Characteristics:

- Units rented to individuals or families earning at or below 50% of the area median income

On-site Amenities:

- Community room and laundry center
- Playground
- Programs: Adult Education, Daycare, Health Services, Homeownership, Resident Council, Tenant Counseling, and Welfare to Work

Green Features:

- Energy efficient mechanical systems, appliances, and lighting
- ENERGY STAR windows
- Low-VOC finishes
- Durable siding
- Native landscaping

Development Costs:

Total Uses: \$10,264,066

Sources of Funds:

VHDA - \$1,210,000

HOME (DHCD) - \$190,000

Rural Development - \$3,216,079

AHP - \$200,000

Deferred developer fee - \$516,897

Equity - \$4,931,090

Completion Date:

April, 2008



Project Highlights

Originally constructed in 1989, the 3 Lafayette Village properties comprise 250 total units and were acquired and rehabilitated by CHP to preserve this affordable housing stock for the community and residents of Williamsburg.

In keeping with CHP's mission to create affordable, green, sustainable housing opportunities and services, the extensive renovations of the existing property included the use of environmentally-responsible building practices and design features such as energy efficient mechanical systems, appliances, and lighting; ENERGY STAR windows; low-VOC finishes; durable siding; and native landscaping. During the year-long rehab project, CHP also installed all-new cabinets and flooring; painted interiors and exteriors; replaced most exterior doors and some roofing; waterproofed basement areas; improved site drainage; and built community rooms in each of the three properties.

