

**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, Houskeeping 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.