

Owner:

Community Housing Partners

General Contractor:

Community Housing Partners

Architect:

Community Design Studio, LLC

Resident Services:

Community Housing Partners

Size:

60 one- and two-bedroom units
48,666 square feet

Resident Characteristics:

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

On-site Amenities:

- Community room for resident and after school programs
- Laundry center
- Picnic area
- Programs: Daycare, Employment (including Computer Training and Workforce Development Classes), Financial Literacy, Health Services, Drug & Alcohol Awareness, Parenting Skills, Tax Preparation Assistance, Homeownership, Intergenerational Activities, Literacy Training, Nutrition, Resident Activities, Resident Council, Safety, Tenant Counseling, and Youth Programming (including Teen Focus Groups and Summer Camp)

Green Features:

- Earth Craft™ certification
- Energy efficient mechanical systems, appliances and lighting
- Extensive construction site waste recycling, including milling trees and brush into rough-hewn lumber
- Durable finishes

Development Costs:

Total Uses: \$4,451,506

Sources of Funds:

- Tax Credit Equity - \$2,425,000
- VHDA-VHF - \$548,000
- RD - \$595,160
- HOME - \$375,000
- FHLBA-AHP - \$125,000
- Deferred Development Fee- \$283,346
- NeighborWorks® - \$100,000
- Total Sources - \$4,451,506

Completion Date:

2006



Project Highlights

Originally constructed over 20 years ago using funding through the USDA Rural Development 515 affordable housing program, the property was acquired and redeveloped by Community Housing Partners to preserve this affordable housing stock for the community and residents of Yorktown.

Extensive rehabilitation of the existing property included the use of green building practices and design features. The addition of porches promotes "visitability," which strengthens the neighborhood fabric and encourages social networking.

CHP's commitment to green, sustainable development allowed Yorktown Square II to earn the EarthCraft Multifamily Energy Efficiency Standards Certification, making it one of the first three projects in the state to receive this important designation.

