

SHOWCASE PROJECT: COMMUNITY HOUSING PARTNERS: THE WARWICK

SOLUTION OVERVIEW

The Warwick is an historic, four-story brick façade structure originally constructed in 1883. Fire destroyed most of the original structure in 1960. The first renovation, an adaptive re-use, was performed in 1995. CHP transformed the remaining structure into permanent supportive housing units for formerly homeless individuals. The Warwick single-room occupancy (SRO) facility contains 88 units. Shared spaces include the lobby, offices for staff, group therapy space, two community resident lounges, computer lab, and laundry facilities.

The Warwick has been continuously occupied by 88 formerly homeless individuals since 1995 and was sorely in need of renovation and energy efficiency upgrades. Prior to renovation, the facility had an aged gas boiler; standard electric water heaters; no fresh air system for common areas or individual efficiency units; appliances/refrigerators were not ENERGY STAR[®] rated; and the windows and walls leaked both air and water. High utility bills were problematic for the owner due to the rental subsidy restrictions which limited operating funds.

SECTOR TYPE

Multifamily

LOCATION

Newport News, Virginia

PROJECT SIZE

40,000 Square Feet

FINANCIAL OVERVIEW

Project Cost \$9,060,000

SOLUTIONS

The renovation of the Warwick included measures required to obtain EarthCraft multifamily certification of the building. Not only did CHP prioritize measures that reduce energy consumption, indoor air quality was also given significant attention to improve the health and safety of residents. The full retrofit took more than a year included the following upgrades and additions:

- Variable Refrigerant Flow (VRF) heating and cooling system
- Energy Recovery Ventilator (ERV) fresh air for each unit and all common areas
- High efficiency water heaters
- Energy Star light fixtures, dishwashers, refrigerators

- New Energy Star windows
- New window lintels and brick work at windows

OTHER BENEFITS

As the Warwick serves formerly homeless individuals, providing a clean, modern, comfortable, and secure space is an extraordinarily meaningful improvement for the residents. Since the property is master-metered, the residents see no direct reduction in living costs from utility savings, but CHP is able to reinvest the money saved on utilities into resident services programs ranging from employment assistance to substance abuse counseling. Also, by creating a space with few VOCs and well-calibrated ventilation, CHP is providing a healthier space for residents to live and breathe, resulting in fewer respiratory issues and other negative health impacts caused by unhealthy housing.

Annual Energy Use

(Source EUI)

Baseline(2011)



129 kBtu/sq.ft.

Actual(2013)



67 kBtu/sq.ft.

Energy Savings

48%

Annual Energy Cost

Baseline(2011)



\$105,000

Actual(2013)



\$62,000

Cost Savings

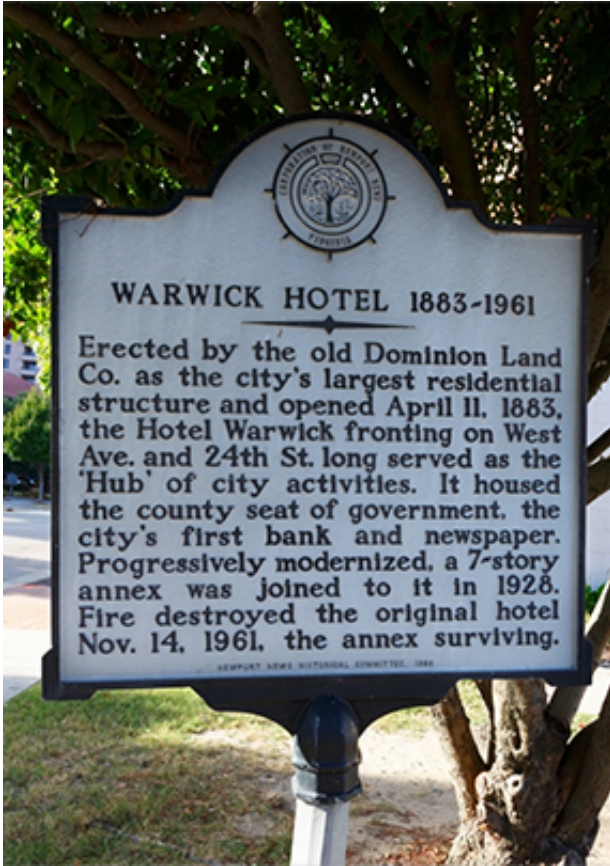
\$43,000



Exterior of Warwick SRO



Front entrance of Warwick SRO



Historic marker for the Warwick Hotel