

Carter Woods Phase II

Richmond, Va.



Developer/Sponsor Better Housing Coalition (BHC)

Units 72 Apartments

Description Carter Woods is an affordable rental community in Eastern Henrico County just outside of Richmond. It is designed for senior citizens 62 years of age and older. Phase I was completed in 2004 and consisted of 80 one- and two-bedroom apartments and community rooms which feature a library, exercise room, computer room and an outdoor balcony or terrace. Phase II, completed in 2006, added 72 one- and two-bedroom apartments. Phase II was constructed to EarthCraft Multi-Family Standards, a green building program sponsored by the Southface Energy Institute and the Homebuilder's Association of Atlanta. EarthCraft guidelines are a blueprint for creating healthy, comfortable homes that reduce energy bills while also protecting the environment. Enterprise Community Partners provided a Green Communities grant to help Carter Woods II integrate green building strategies into the development. While adhering to these standards, the developer, BHC, has tailored the development to senior citizens by including features such as extensive community areas and amenities; emergency pull cord systems in the units; sophisticated entry security systems; and an array of social, health and community services. "This property will help ensure that seniors living on fixed incomes will live in healthier, affordable homes," said Enterprise Chairman Bart Harvey.



Project Financing

LIHTC Equity	\$4,456,000
Virginia Housing Development Authority Loan	\$2,250,000
Henrico County General Funds	\$134,000
Enterprise	\$50,000

The Green Advantage The main upgrades incorporated into Phase II include recycled and recyclable Green Label carpet in the common areas, a supply of fresh air to each unit via a duct that delivers outside air to the air handler where it is conditioned and delivered to the apartment, non-CFC/HCFC coolant in the cooling system, an ecologically productive landscape and a system for sampling resident's energy use.

Other green features include:

- Low-flow fixtures and a water efficient landscape design to reduce needed water use
- Use of native trees, shrubs and groundcovers
- Energy Star appliances and light fixtures
- Well-insulated and sealed apartments
- Use of recycled newspaper for blown insulation in the walls
- Recycling of framing lumber, concrete and cardboard during construction
- Low VOC paints, adhesives and carpet throughout the building
- Use of linoleum instead of vinyl flooring in kitchens and bathrooms
- Guidance to residents on the green features of their homes and responsible resource use

Rents 31 percent - 60 percent area medium income
47 one-bedroom apartments
25 two-bedroom apartments

Amenities Carter Woods is 4.5 miles from Richmond. The development is located across the street from the Eastern Government Center of Henrico County and offers sidewalks and walking paths throughout the site with access to a bus stop. The building includes a two-story amenity center. The first floor offers a spacious community room, library, several lounges, a kitchen and a large outside terrace. On the second floor, there is another large multi-purpose room, exercise and fitness room, exterior porch, health education service center and community learning center equipped with computers. The development also includes a new art gallery showcasing works created by Virginia Commonwealth University art students and a conference room for the use of residents.

Social Services The development offers the space and opportunity for residents to come together to participate in various activities, receive care from the Senior Specialist and socialize. Social workers, nurses and other community providers are on site daily to bring needed programs and resources to residents.

Developer Better Housing Coalition (BHC) changes lives and transforms communities through high quality affordable housing. In 2006, the James River Green Building Council recognized BHC with first place in the annual Green Building Awards nonprofit category. Starting with Carter Woods II, BHC made a commitment to build all of its single- and multi-family homes to EarthCraft standards.

Architect Winks Snowa Architects PC is a mid-sized, full service architecture firm located in Richmond, Va. Founded in 1977, the firm has a wide ranging portfolio with specialty in the design of multifamily dwellings and senior living communities. The firm provides a host of design services from master planning and site design to architectural design and documentation.



Enterprise is a leading provider of development capital and expertise for creating decent, affordable homes and rebuilding communities. For more than 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$7 billion in equity, grants and below-market loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.