



VALOR ON WASHINGTON





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HOUSING FOR VETERAN FAMILIES

- Veterans housing is primarily for single, homeless Vets
- Housing gap for working Veteran families in need of affordable housing and peer support
- Dane Co: Over 24,000 Veterans, including 8,000 Veteran households w/ children
- Valor on Washington:
 - 59 units – mix of affordable and market rate, 2 and 3 bedrooms
 - Veterans preference on all units
 - Ideally located next to schools, amenities, public transportation
 - On-site services and support

Source: 2012-2016 American Community Survey 5-Year Estimates; US Dept. of Veterans Affairs, FY15 Data



VALOR ON WASHINGTON

**Affordable
Housing**



**Supportive
Services**



**Veterans Peer
Support**



AFFORDABLE HOUSING

HOUSING + SERVICES + VETERAN PEER SUPPORT

- 59 units: 50 affordable, 9 market rate
- Preference for Veterans families
- Any remaining 30% AMI units to be available to families on the Homeless Services Consortium list

# Bedrooms	Set Aside	# Units	Net rent
2	30%	6	\$512
2	50%	21	\$875
2	60%	1	\$1,070
3	30%	6	\$592
3	50%	3	\$1,010
3	60%	13	\$1,235
2	Market	5	\$1,280
3	Market	4	\$1,530



SUPPORTIVE SERVICES

HOUSING + SERVICES + VETERAN PEER SUPPORT

- Lutheran Social Services – ownership interest and service provider
- Office space on-site, in addition to management offices and community room
- Available to all residents, with a focus on 30% AMI supportive housing units
- Services will target the needs of families and Veterans, including:
 - Budgeting and financial planning
 - Accessing Veterans resources & benefits
 - Employment opportunities, vocational resources
 - Parenting support
 - Physical and mental health services
 - Legal resources
 - Lease Education
 - Transportation
 - Energy Assistance



VETERANS SUPPORT: DRYHOOTCH

HOUSING + SERVICES + VETERAN PEER SUPPORT

**Helping Veterans and their families who survived the war;
survive the peace.**

- Nonprofit formed by Veterans with a peer support model
- Encourage Veteran interaction with the community
- The camaraderie of a brother or sister who once again has your "6"

<http://www.dryhootch.org/video>

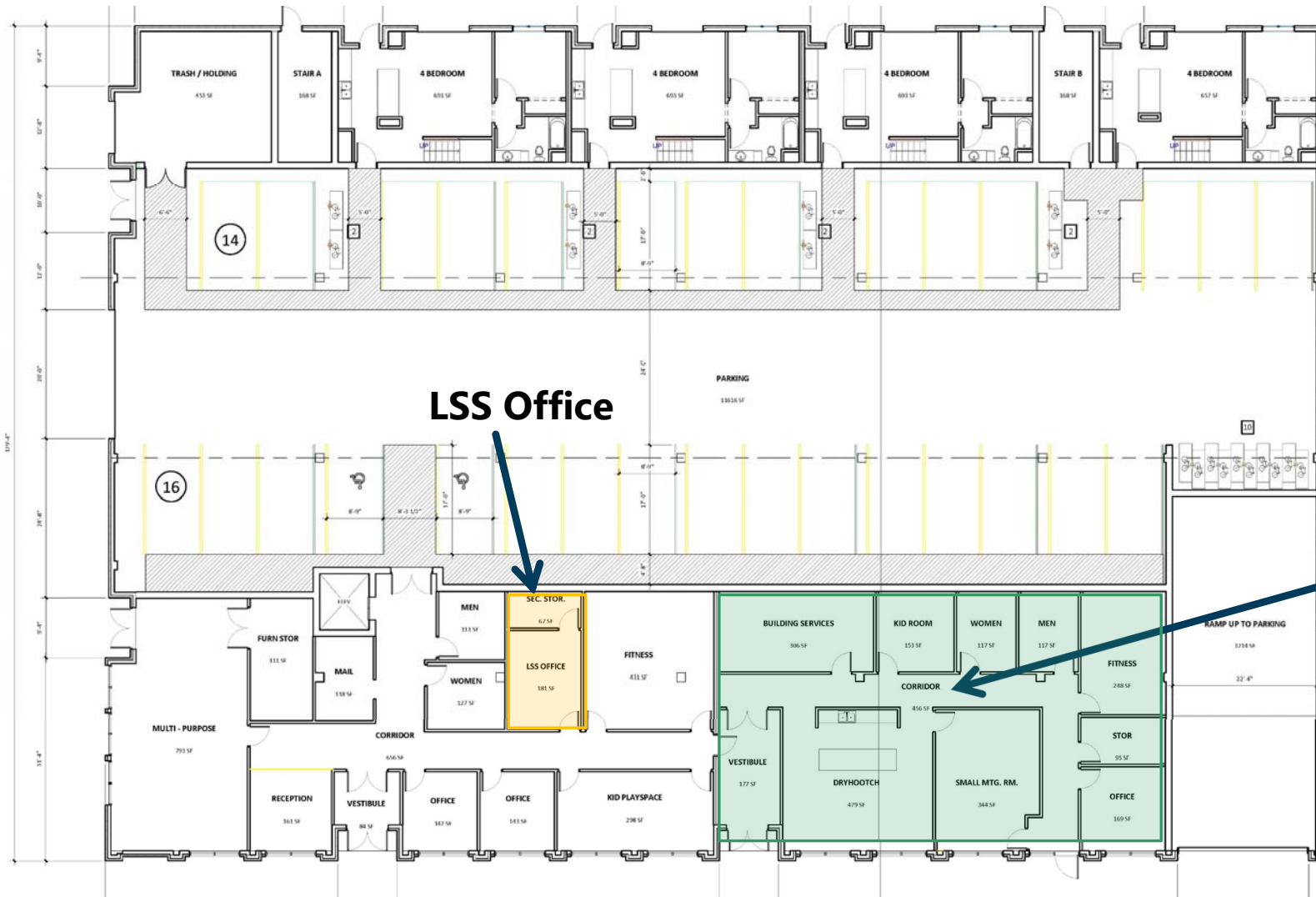


DRYHOOTCH @ VALOR ON WASHINGTON

HOUSING + SERVICES + VETERAN PEER SUPPORT

- First floor commercial space
- Space designed to fit programming needs:
 - Peer counseling and education room
 - One-on-one counseling room and office
 - Coffee shop and seating
 - Workout room
 - Open area with computer stations, tables
 - Tot room for kids while parents are in counseling, etc.





LSS Office

Dryhooch
 Coffee shop
 Meeting room
 Office
 Tot room
 Fitness

FLOOR PLAN



○ SOUTH PERSPECTIVE



VALOR ON WASHINGTON

FINANCING

SOURCES		USES	
LIHTC Equity	7,359,356	Acquisition	1
First Mortgage	4,158,000	Hard Costs	11,438,953
Dane County AHDF	1,043,963	Soft Costs	2,955,942
City of Madison AHF	950,000	Reserves	370,432
FHLB AHP	750,000		
Deferred Dev Fee	504,000		
Total	\$14,765,319	Total	\$14,765,319



- **May 8:** Initial Neighborhood Meeting
- **May 30:** Neighborhood Steering Committee meeting
- **June:** Submit Dane County, City of Madison, and FHLB AHP Applications
- **June 25:** Neighborhood Steering Committee meeting
- **July 18:** Urban Design Commission – Informational
- **July 31:** Neighborhood Steering Committee Meeting
- **Sept 13:** Neighborhood Steering Committee Meeting
- **Oct 4:** CDBG Committee
- **Oct 24:** Urban Design Commission – Initial
- **Nov 5:** Plan Commission
- **Nov 20:** Common Council (zoning)
- **Nov 26:** Financing Committee
- **Dec 4:** Common Council (funding)
- **Dec 14:** Submit WHEDA Application
- **Spring 2019:** WHEDA awards announced
 - Neighborhood Steering Committee meeting – review final UDC submittal
 - UDC meeting – Final approval

NEIGHBORHOOD PROCESS

VALOR ON WASHINGTON

**Affordable
Housing**



**Supportive
Services**



**Veterans Peer
Support**

GORMAN
& COMPANY

 **LSS** Lutheran Social Services
of Wisconsin and Upper Michigan, Inc.

 **dryhootch**