



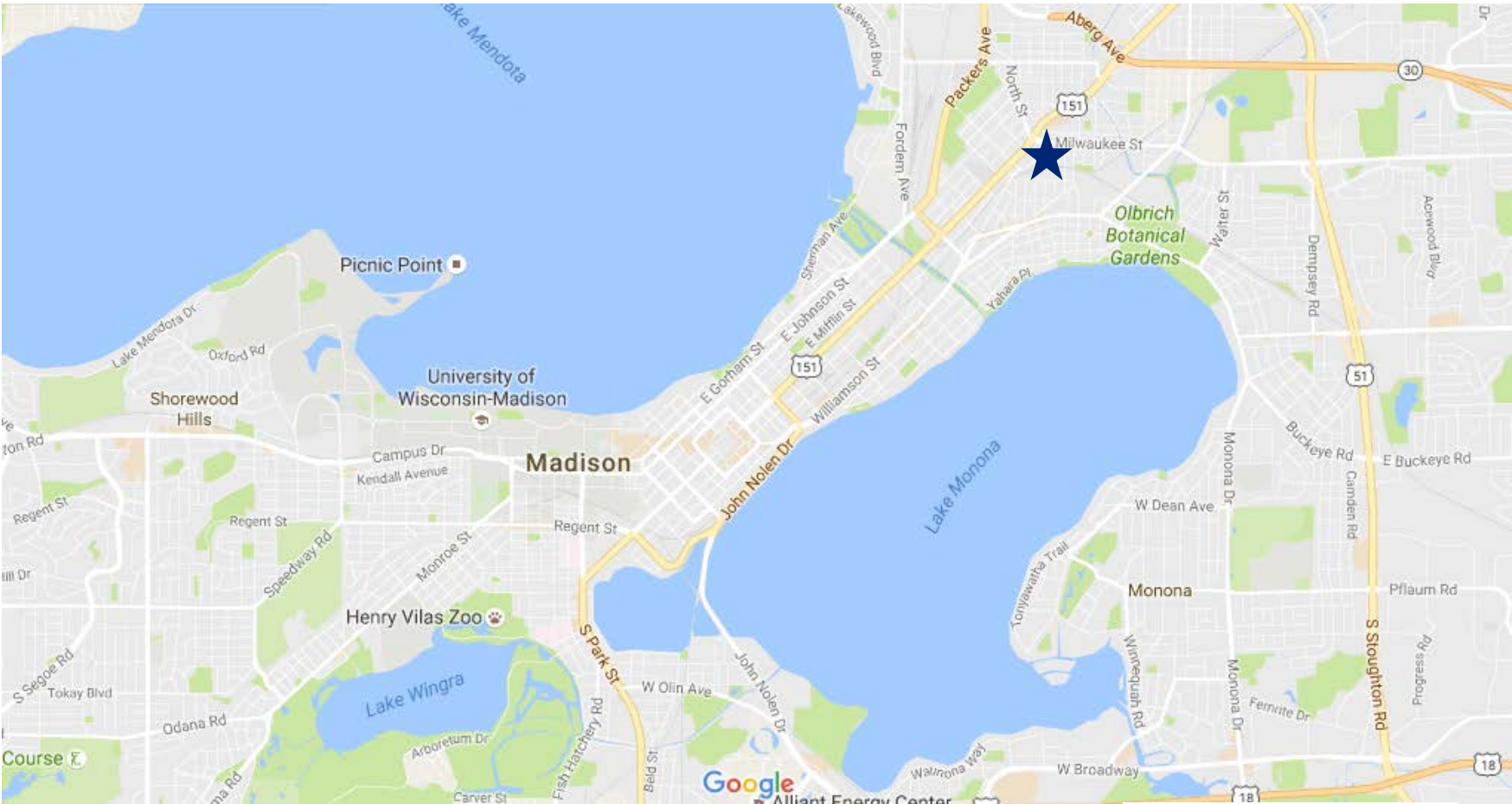
Madison GrandFamily at Union Corners

Introduction

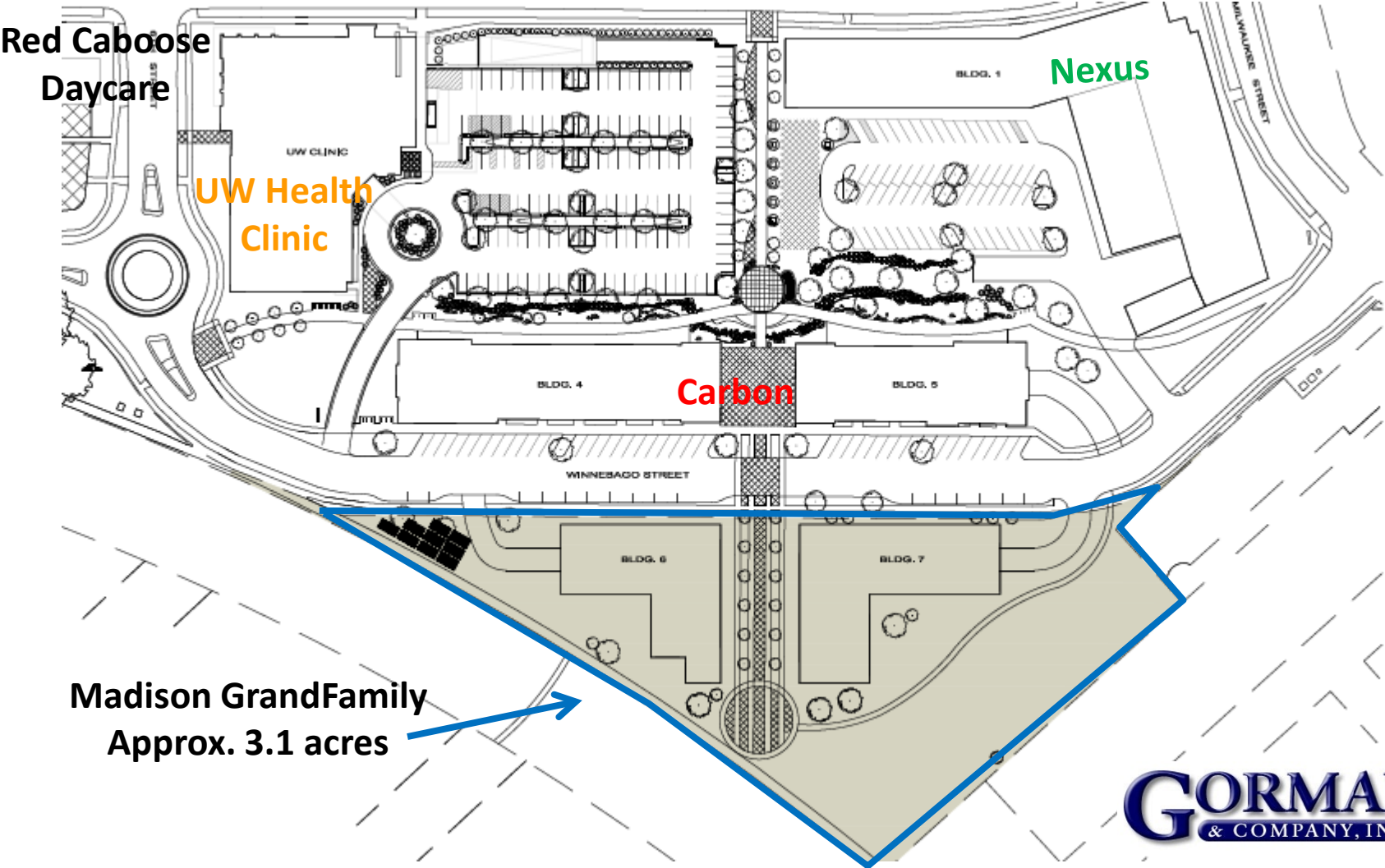
- Gorman & Company, Inc.
 - ▣ Role: Owner, Developer, Architect, General Contractor, Property Management
 - ▣ Nicole Solheim

- Lutheran Social Services
 - ▣ Role: Owner, Service Provider

Madison GrandFamily at Union Corners



Madison GrandFamily at Union Corners



Madison GrandFamily Housing

- **Grandfamily:** families with grandparents serving as primary caregiver of their grandchildren

- **Kinship family:** children reside with other extended family members

Why GrandFamily?

- Demand
 - WI foster care: **34%** of children are being raised by kinship or grandparent.
 - Madison: Over **550** grandparents living with and responsible for grandchildren - does not include kinship families
- Supply: Only 10-15 grandfamily specific projects in U.S.
- Housing barriers for grandfamilies
- Integrated housing and supportive services for seniors and children

Source: U.S. Census Bureau (2010-2014). American Community Survey 5-year estimates.

Why GrandFamily at Union Corners?

- No developments in Madison targeted to grandfamilies and kinship families
- Recommendations from 2014 City of Madison Housing Report:
 - ▣ Expand the types of housing available to fill in gaps that the housing market doesn't serve
 - ▣ Pursue demonstration projects to test the viability of alternative housing forms

Development Proposal

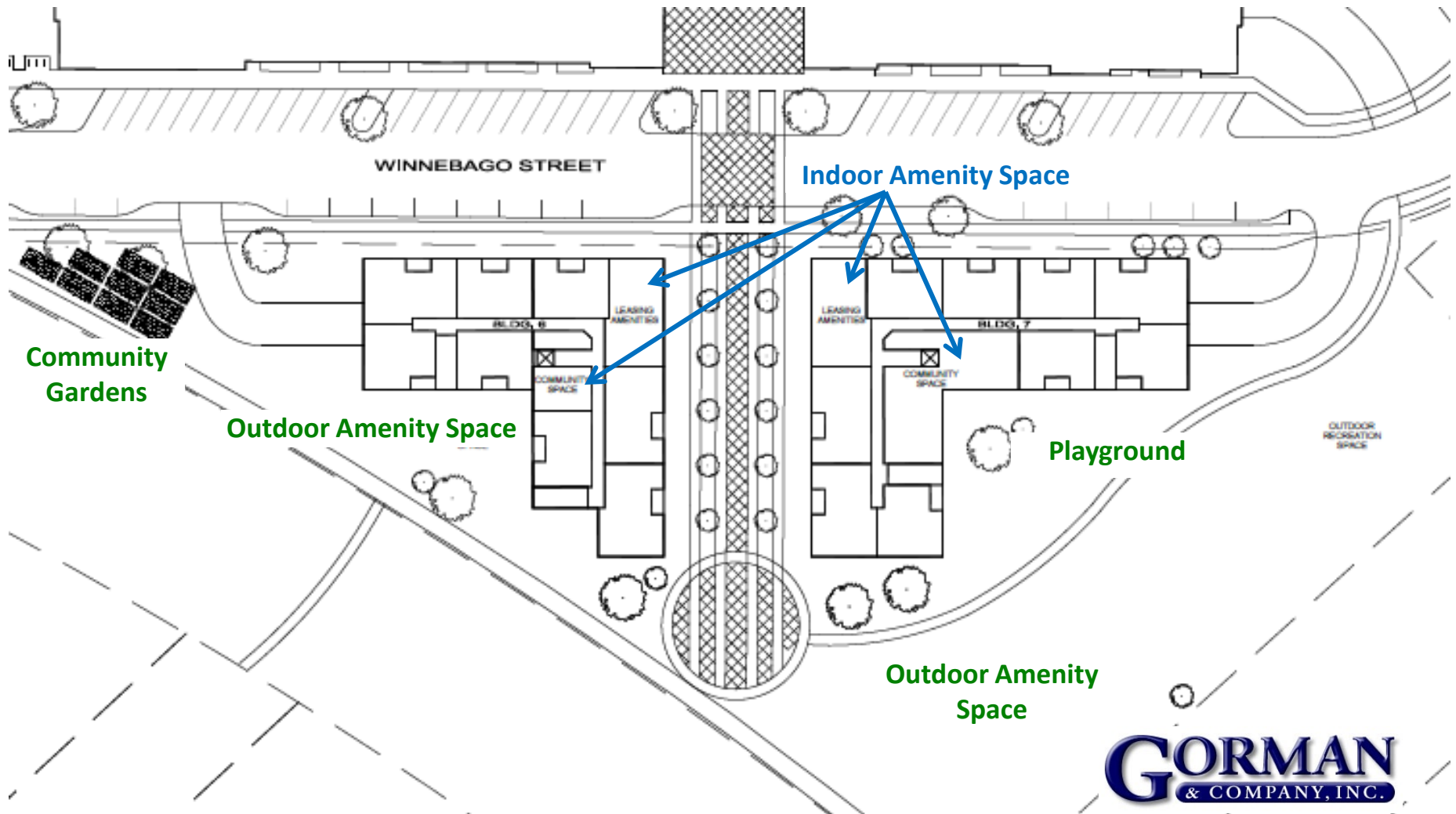
- 59 units: 50 affordable, 9 market rate
- All 30% AMI units (12) will have access to services, along with all other affordable and market rate units

# Bedrooms	Set Aside	# Units
2	30%	2
2	50%	24
2	60%	7
3	30%	10
3	60%	7
2	Market	6
3	Market	3

Development Proposal

SOURCES		USES	
LIHTC Equity	\$7,190,968	Acquisition	\$1
First Mortgage	\$3,265,000	Hard Costs	\$9,269,357
Madison AHF Loan	\$950,000	Soft Costs	\$2,873,315
AHP Loan	\$750,000	Reserves	\$325,071
Deferred Dev Fee	\$311,776		
Total	\$12,467,744	Total	\$12,467,744

Site Plan



Services for GrandFamilies

- Lutheran Social Services – ownership interest in project
- Services will target the needs of children, families, and older adults, including:
 - Budgeting and financial planning
 - Employment opportunities, other vocational resources
 - Benefit eligibility
 - Parenting support
 - Physical and mental health services
 - Legal resources
 - After school activities – homework help

*LSS also provides services to Carbon, located across the street

Services for GrandFamilies

- Grandfamily moves into apartment
- Completion of intake assessment to identify strengths and areas of need
- Identify and build a team of natural supports
- Identify applicable on-site services and activities
- Refer to pre-existing LSS services in the Madison area
- Refer to other community agencies, programs, and support groups
- Implementation of service plan
- Schedule follow-up meeting with family to review service plan

Additional Resources

- The Rainbow Project, Inc.
 - ▣ Grandparents & Other Relatives as Parents program
- Dane Co Dept. of Health and Human Resources
 - ▣ Kinship Care Coordinators and support group
- Wisconsin Senior Employment Program
- UW Extension Dane County
 - ▣ Financial
 - ▣ Nutritional education
 - ▣ Strengthening Families Program

Fair Housing - Grandfamily Preference

- GrandFamily preference:
 - ▣ **Wait list #1:** Grandfamilies and kinship families

 - ▣ **Wait list #2:** All other applicants

- The development will also target Veterans

GrandFamily Experience

Application

- During lease-up, grandfamilies will be given priority over other applicants
 - ▣ If we are unable to fill all units with grandfamilies, we will utilize applicants from wait list #2

- After lease-up, when a unit becomes available, grandfamilies will be given preference.

GrandFamily Experience

Features and Amenities

- Indoor Community rooms
 - Activity space programmed for seniors and children
- Outdoor space and playground
- Access to public transportation
- Proximity to schools – Lowell, O’Keefe, East High
- Retail – Carbon and Nexus
- Healthcare – UW Health clinic
- Grocery – TBD, at Nexus

Conclusion

- Addresses housing and service need of an underserved demographic
- Consistent with GDP and serves as a bridge between high density (Nexus, Carbon) and residential neighborhood
- Complements other uses on the Union Corners site