



YOUTH HOUSING DEVELOPMENT

1202 S. PARK ST. MADISON, WI 53715

PRESENTED BY:
WATERSVIEW INVESTMENTS GROUP
YOUTHFUL SAVINGS FOUNDATION

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ABOUT US

Watersview Investments Group is dedicated to ethical housing development and management.

Youthful Savings is a tech-enabled learning ecosystem dedicated to youth socio-economic empowerment.

OUR TEAM



WATERSVIEW INVESTMENTS GROUP

Co-Developer
Building and Real Estate



YOUTHFUL SAVINGS FOUNDATION

Co-Developer
Supported Services
Provider



WISCONSIN MANAGEMENT

Property Management
Partner



ENGBERG ANDERSON

Architecture
Firm Partner



MOORE CONSTRUCTION

General Contractor
Partner



MISSION

As a team, we are committed to quality housing projects that bring unparalleled housing and services to its residents.

VISION

Affordable housing projects can be vehicles for socioeconomic empowerment. Our team is committed to providing equity to its residents and adequate services that live up to that vision.

EXPERIENCES

Watersview Investments Group (WIG) has been in the real estate development and management business since 2018. WIG focuses on purchasing, rehabilitation, and managing real estate investments.

Youthful Savings Foundation (YSF) is part of the Youthful Savings tech-enabled learning ecosystem, which has been impacting historically underserved youth with socioeconomic empowerment tools for over a decade. YSF's unique Community Investment Fund focuses on providing financial incentives to youth to achieve their dreams of financial empowerment.



SERVICES

SUPPORTIVE SERVICES



WELLNESS AMENITIES



EQUITY DISTRIBUTION



INDIVIDUALIZED DEVELOPMENT PLAN

- As part of case management, youth aging out of foster care will receive an IDP that they create with goals related to **personal development, talent development, and purposeful living**.
- Quarterly reviews will include an opportunity for points toward 1% of the equity in the entire building. YSF's **Community Investment Fund** will provide financial incentives.
- Up to 30% of equity in the development is allocated towards youth residents.
- The scoring matrix for the IDP and related financial incentives will be done with a case manager, Youthful Savings board member Roger Sanders, Dane County Department of Human Services, and the Workforce Development Board of South Central Wisconsin.

Accountability + Opportunities + Financial Incentives = Sincere Socioeconomic Development

DEVELOPMENT SPECS

- 33 units total
- 8 units reserved for the youth
- On-site property management
- On-site case management
- Courtyard with vertical farming and wellness activities
- Retail space for resident businesses
- Learning lab tied to youth and resident development as part of the community room



BUILDING INFO (1 COM + 4 RES)

BUILDING MATRIX

1ST FLOOR	11,445 SF
2ND FLOOR	10,080 SF
3RD FLOOR	10,080 SF
4TH FLOOR	10,080 SF
5TH FLOOR	9,208 SF

TOTAL BUILDING 50,893 SF

UNIT MIX

1-BEDROOM	16 UNITS (~620 SF)
2-BEDROOM	10 UNITS (~945 SF)
3-BEDROOM	7 UNITS (~1210 SF)

TOTAL 33 UNITS
*ALT = 2-BR - 11 UNITS & 1-BR - 15 UNITS

True 1

DESIGN FOCUS

1202 South Park Street - Mixed-Use Housing Development
September 07, 2023

Engberg Anderson
Watersview INVESTMENTS GROUP LLC
YOUTHFUL SAVINGS FOUNDATION

BUILDING IMAGES | Engberg Anderson Architects

1202 South Park Street - Mixed-Use Housing Development
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Engberg Anderson
Watersview INVESTMENTS GROUP LLC
YOUTHFUL SAVINGS FOUNDATION

PRECEDENT INSPIRATIONAL IMAGES | Engberg Anderson Architects

We are focused on a well-designed housing development that inspires prosperity for all.

UNIT MIX: AFFORDABILITY MINDSET

ADDRESS #1:		1202 S Park ST									
		# of Bedrooms					Projected Monthly Unit Rents, Including Utilities				
% of County Median Income (CMI)	Total # of units	# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs	\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs
≤30%	8	0	4	3	1	0		588	702	798	
40%	0	0	0	0	0	0					
50%	11	0	3	3	5	0		1046	1251	1433	
60%	14	0	9	4	1	0		1201	1451	1658	
Affordable Sub-total	33	0	16	10	7	0					
80%	0	0	0	0	0	0					
Market*	0	0	0	0	0	0					
Total Units	0	0	0	0	0	0	Notes/Utility Allowance Assumptions:				

	30% AMI	50% AMI	60% AMI
Income Target			
Bedroom Size			
1	\$25,650	\$42,750	\$51,300
2	\$29,310	\$48,850	\$58,620
3	\$32,970	\$54,950	\$65,940

We aim to make this development high-quality and affordable.

WHY US?



**EQUITY SHARE TO
YOUTH RESIDENTS**



**SOCIOECONOMIC
EMPOWERMENT
FOCUS**



**QUALITY,
COMMITMENT,
AND TEAMWORK
FOR SHARED
VISION**

**QUESTIONS
&
ANSWERS**