

Elderberry Place

8552 ELDERBERRY ROAD



Team Introductions

AgeBetter

- Ann Albert, Executive Director

Gorman & Company

- Ted Matkom, Wisconsin Market President
- Nicole Solheim, Director of Development

Gorman & Company

- Founded in 1984 and based in Oregon, WI
- Mission of creating high quality housing for a variety of income levels
- Work with non profit organizations, municipalities, neighborhoods, community leaders to identify needs and vision
- Developed 70+ projects and close to 5,000 units in Wisconsin
- Gorman serves as Developer, Architect, General Contractor, Property Manager
- One point of contact from conception to completion and operation

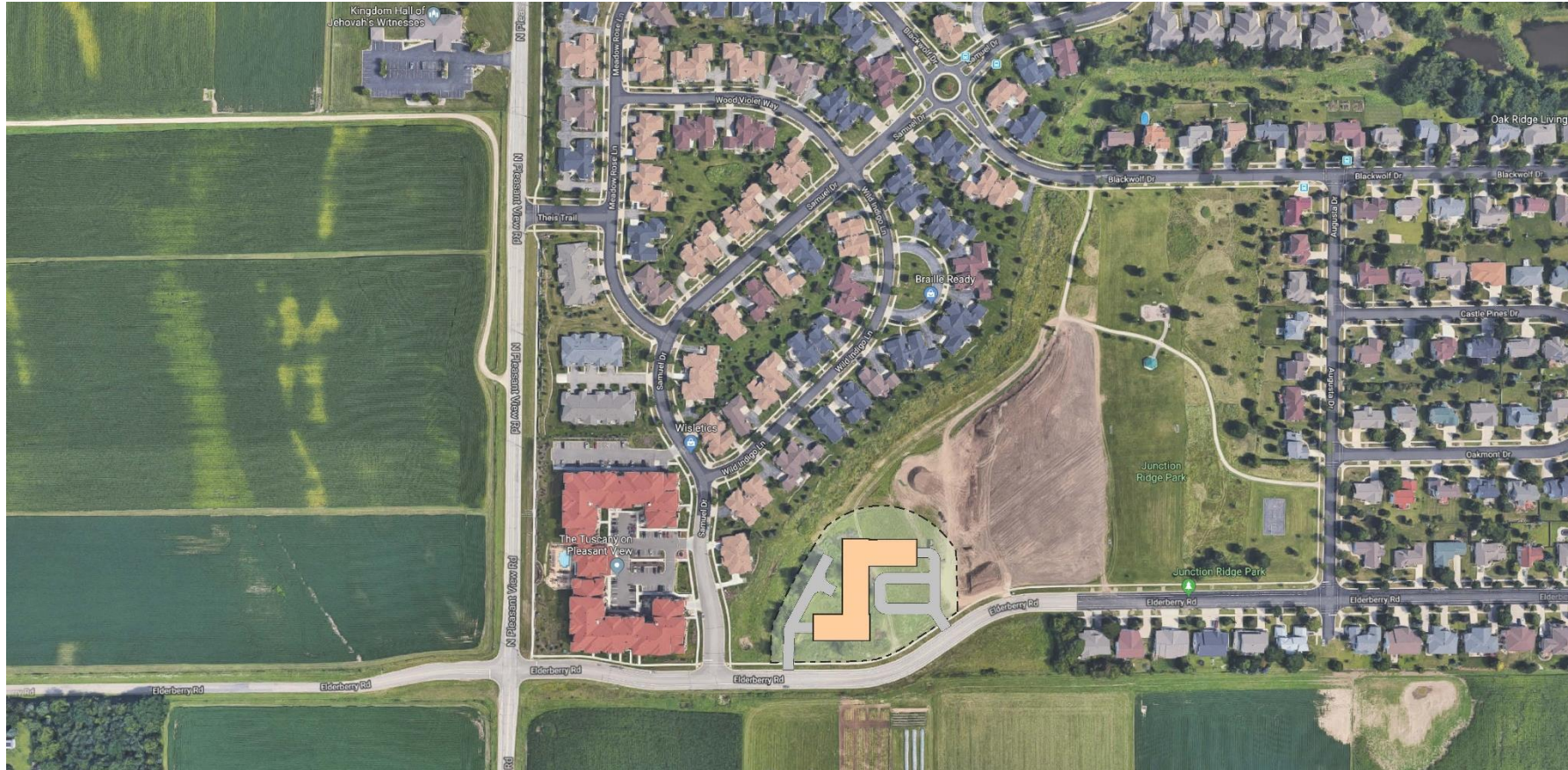
AgeBetter Inc.

- Nonprofit formerly known as Madison Area Continuing Care Consortium
- Two members – Attic Angel Association & Oakwood Village
- Nonprofit partner and long-term owner for Elderberry Place
- Service provider and coordinator for Elderberry residents, with offices on site

AgeBetter Inc. – SAIL Program

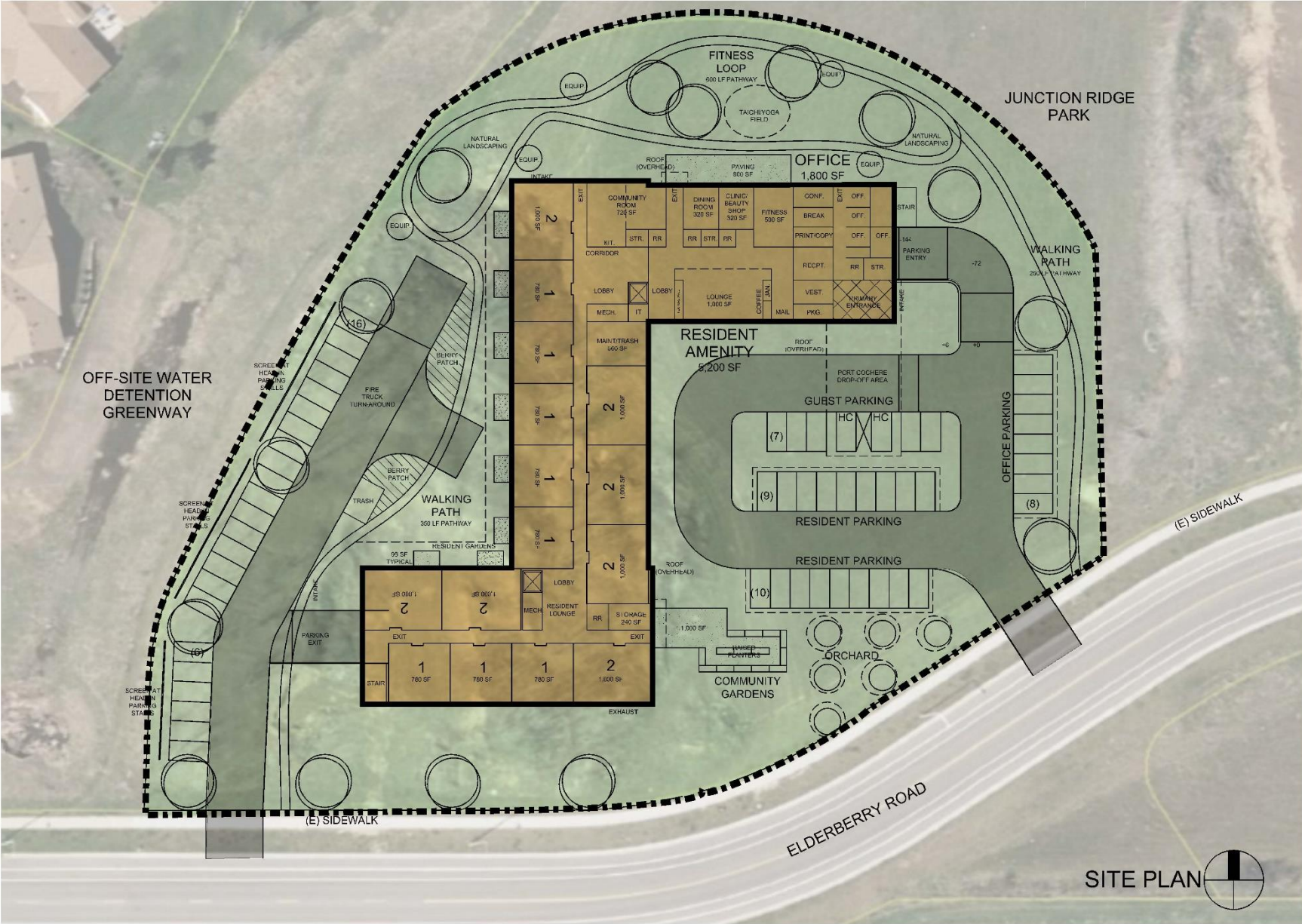
- SAIL = Sharing Active Independent Lives
 - Membership program that focuses on supporting the health and well-being of older adults as they age
- Focus on a sustainable “village” model
- Access to daily check-ins, pre-screened service providers, educational events, transportation, medication reviews, volunteer opportunities, social events, and more.

Elderberry Place



Elderberry Place

- 87 units – one & two bedrooms
- Units for seniors age 62 +
- 73 affordable / 14 market rate
 - 18 supportive housing units at 30% AMI
 - Targeted population: extremely low-income seniors that are veterans and/or have a disability
- Culmination of AgeBetter's work with the SAIL program and mission to support and empower seniors



GORMAN
REAL ESTATE DEVELOPMENT
200 N. MAIN STREET, ST.
OREGON, WISCONSIN

ELDERBERRY PLACE
ELDERBERRY ROAD
MADISON, WISCONSIN

SCALE: 1" = 40'-0"
07/30/2019

Partners + Outreach

- AgeBetter has started identifying partners for services and outreach to African Americans and other underserved populations
 - Urban League of Greater Madison
 - NewBridge Madison, Inc.
 - Retired and Senior Volunteer Program (RSVP)
 - Life Assist
 - Goodman Foundation
 - Dryhootch

Timeline

- City of Madison AHF meetings – Sept/Oct 2019
- WHEDA Application – December 2019
- WHEDA Awards – April 2020
- Zoning – Specific Implementation Plan (SIP) – Summer 2020
 - Neighborhood meeting prior to submittal
- Construction start – Early 2021
- Construction Completion – Summer 2022