

Reedsburg Family
851 South Albert Ave, Reedsburg, WI 53959

The proposed LIHTC project in Reedsburg, Wisconsin, will provide 53 units for families. The unit sizes will be 1, 2, 3, and 4 bedrooms and the set asides will target families making 30%, 40%, 50% and 60% of area median income (AMI). Eleven of the units will be for the lowest target range of 30% AMI. In addition to the units designated at 30% AMI there will be 6 units set aside for Veterans. The Veteran units are not designated for a specific unit size or AMI level, rather they can vary by unit size and/or AMI level based on the needs of the Veteran family.

The property will be located in the southwest portion of Reedsburg and is ideally located with close proximity to schools (elementary, middle, and high school and also a technical college), grocery store, library, and robust employment opportunities.

Prospective tenants for the supportive housing will be from the general population with very low incomes, 30% AMI, and also Veterans with incomes below 60% AMI. A market study will be prepared as part of the LIHTC application to confirm the need for these units in the Reedsburg market (the market study has not yet been completed).

The property manager for the property will be Pioneer Property Management, who has extensive experience managing affordable housing properties in many states including Wisconsin, Illinois, and Iowa. The property will also partner with Sauk County Veterans Service Office to coordinate referrals for prospective tenants and to provide needed services for the veterans living at the property. Note, however, that prospective tenants will not be required to use a specific service provider and they can use a service provider of their choice.

There will be a high degree of collaboration and communication between Pioneer Property Management and Sauk County Veterans Service Office to insure that the property is reaching prospective veterans who could benefit from the proposed affordable, high quality, and safe housing that will be developed as Reedsburg Family.



Veterans Service Office
505 Broadway, Room 205
Baraboo, WI 53913
Phone (608) 355-3260 • **Fax** (608) 355-3263
www.co.sauk.wi.us/veteransserviceoffice

Veterans Service Officer - Tony Tyczynski
Assistant Veterans Service Officer – Rick Erickson
Programs Coordinator – Pamela Russo
Benefit Specialists - Sandy Deich, Becky Held

January 20, 2023

December 14, 2022

WI DHS – Division of Long-Term Care and Support
Wisconsin Department of Health Services
1 West Wilson Street, Room 527
Madison, WI 53703

In Sauk County there is a great need to support a growing population of veterans and we are working hard to develop services to help them. This includes both young, recently discharged veterans and also aging veterans, usually with low to moderate levels of income (30-60% of area median income). Our county has limited affordable housing, and many veterans cannot afford to stay in their homes because their income is not matching the rising basic cost of living when including utilities and taxes. The proposed new project in Reedsburg would help fill this need for our veteran population.

A Veteran Service Officer from our office works with veterans in our area and they identify the unique needs of each individual and develops an action plan for each person needing assistance. The case manager becomes an advocate for the veteran and his/her family and makes sure that they have a plan to guide them towards becoming successful community members over time. The action plan developed by our office generally covers the 5 topics listed below (please see the attached document for additional details):

1. Housing
2. Health and Wellness
3. Family, Community, Engagement
4. Job Skills Training and Placement
5. Financial Literacy

Sauk County Veteran Service Office screens prospective tenants for eligibility through a detailed application that the veteran fills out. This allows us to fully understand the individual's/family's needs and determine potential support that can be provided.

The Veteran Service Officer assigned to the case follows up with veterans based on the action plan that has been developed. While each case is different and the level of follow up varies by the individual needs, we recognize that small problems matter and often turn into big problems when not addressed.

The Sauk County Veteran Service Office works closely with many different service providers. An attached document provides an extensive listing of points of contact for many local and state agencies and service providers that we work with or refer people to. This is a collaborative effort, and we leverage other service providers so that we can meet the needs of the veterans supported.

For the proposed project in Reedsburg the Sauk County Veteran Service Office will also work closely with Pioneer Property Management, the property manager for the proposed project to refer prospective veterans when a housing unit is available and also to work with the veterans living at the property in Reedsburg to ensure that the veterans are connecting with the available resources that the family needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Tony Tyczynski". The signature is fluid and cursive, with the first name "Tony" being more prominent than the last name "Tyczynski".

Tony Tyczynski
Sauk County Veteran Services Officer

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "MOU") is made this ____ day of January 2023 (the "Effective Date"), by and between the Sauk County Veterans Service Office, and Iceberg Development Group, LLC ("Developer").

WITNESSETH

WHEREAS, the Developer, along with its partners, is the developer/owner of the subject proposed 53-unit apartment development to be located at 851 S. Albert Avenue, Reedsburg, WI.

WHEREAS, the Sauk County Veterans Service Office is an organization which assists eligible veterans and their dependents in applying for state and federal veterans benefits, and whose mission is to serve all veterans and their families, with dignity and compassion, by providing assistance in the preparation and submission of claims for benefits to which they may be entitled, and to serve as their principal advocate and link to services on veterans' related issues.

WHEREAS, the intent of this Memorandum is to confirm our mutual desire and commitment to initiate a collaborative relationship to ensure eligible veterans are aware of the availability of affordable housing units in this development, and establish communication to connect future low-income residents with appropriate services and service providers.

WHEREAS, the Developer is seeking financial support from the Wisconsin Housing and Economic Development Authority (WHEDA) through the Section 42 Low Income Housing Tax Credit Program (LIHTC).

WHEREAS, anticipating that the application will be well received by WHEDA, and hopeful that it will receive funding that will allow construction of the community, the Developer wishes to proactively establish an area referral network that includes the Sauk County Veterans Service Office.

NOW THEREFORE, Developer and the Sauk County Veterans Service Office agree:

1. The proposed project intends to provide six (6) "veteran units" at rents affordable to those earning 60% or less of the area median income. The target population for a "veteran unit" is a veteran potentially in need of services and who meet the income qualifications of an available unit.
2. The project will be required to hold open a vacant "veterans' unit" for a minimum of 30 days or until the property management agent, in collaboration with the Sauk County Veterans Service Office or other partners, finds a person meeting the target veteran definition and

requisite income qualifications to lease the unit. After the 30 days, the unit may be leased to any otherwise income qualifying family or individual.

3. Should the proposed project be developed, Developer and/or its property management agent will, during lease-up and whenever there is a vacant unit, contact your office and other area local partners asking for referrals of prospective residents who are veterans meeting the income qualifications. This contact will be made by the Developer or their onsite management agent staff via email or phone.
4. The Developer's property management agent will establish a waiting list of prospective residents based on referrals described above.
5. The Developer and its property management agent will endeavor to make existing and prospective residents aware of services and resources available by provision of a tenant resource area within the common area of the proposed development. The tenant resource area will consist of contact information for the Sauk County Veterans Service Office well as materials and brochures of the Sauk County Aging and Disability Resource Center (ADRC), and other area collaborative partners. New residents will also receive a copy of the Sauk County Veterans Service Office brochure directly from the property manager at the time of lease signing. Our onsite management agent staff will be coached regarding "who and how" with regards to the Sauk County Veterans Service Office to help connect residents to appropriate service networks.
6. The proposed project will not provide long-term services directly, nor charge fees related to long-term services to residents, but will rather refer residents who may be veterans to the Sauk County Veterans Service Office to assist residents to locate the services and funding appropriate to their individual need.
7. Residents will not be required to receive any services in order to reside in the development. Residents that desire to receive services will have choice in service provider(s).
8. The Sauk County Veterans Service Office acknowledges awareness of this proposed project, and a willingness to provide the Developer and their agents with brochures and other materials for Developer to make residents aware of services offered by the Sauk County Veterans Service Office.

Administrative Provisions

Duration

This MOU is subject to the project receiving an award from WHEDA. The initial period shall be 12 months from commencement of leasing operations. Either party may terminate this agreement with 30 days' notice at the end of the initial period.

Amendments

This MOU may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy is signed by all parties.

Confidentiality

It is agreed that by virtue of entering into this MOU they will have access to certain confidential information regarding the other party's operations related to this project. It is further agreed that the parties will not at any time disclose confidential information and/or material without the consent of that party unless such disclosure is authorized by this MOU or required by law. Unauthorized disclosure of confidential information shall be considered a material breach of this MOU. Where appropriate, client releases will be secured before confidential client information is exchanged. Confidential client information will be handled with the utmost discretion and judgment.

Nondiscrimination

There shall be no discrimination of any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation, age, handicap, ancestry, or national origin in the operation of the project.

Signatories:

SAUK COUNTY VETERANS SERVICE OFFICE

By: _____

Date: _____

Name: Brent Miller

Title: Sauk County Administrator

ICEBERG DEVELOPMENT GROUP, LLC

By: _____

Date: _____

Name: Jim Bergman

Title: President