

# VILLAGE OF VALOR

BUILDING A COMMUNITY OF ENDLESS AVENUES OF SUCCESS FOR OUR VETERANS

# VILLAGE OF VALOR

BECAUSE EVERYONE DESERVES  
A HOME TO COME HOME TO



# TABLE OF CONTENTS

Page 1 - Project Mission & Services

Pages 2,3 - Community amenities

Page 4 - Location & Site layout

Page 5 - Apartment floor plans

Page 6 - Town home floor plans

Page 7 - Revenue

Page 8 - Shelborne Development

Page 9 - Faith\*Hope\*Love\*Charity, Inc.

Page 10 - Roy Foster

Page 11 - Homeless statistics



## Project Mission

To cultivate a healthy and safe community at the "Village of Valor," that inspires self-reliance, growth and optimism for our Veterans and their families. To restore Hope for those who served our Country with Honor and Dignity.

## The Vision

We envision the "Village of Valor" community where homelessness among our Veterans and their families are alleviated and Veterans can achieve their full potential.

The Village of Valor is far more than a standard housing complex. It will be a community that promotes an environment where residents receive encouragement, support and services to improve the quality of their lives. The services of this community are coordinated to provide an integrated approach to stabilization, education and successful realization of goals, which begins by using the Housing First model. Housing First is based on the idea a household's primary need is stable, secure housing; once this is achieved other issues which affect the household can be better addressed. The second element incorporates supportive services and education into the daily lives of the residents, in such areas as health, nutrition and fitness along with opportunities for social interaction. The third component focuses on completing the transformation with vocational and financial training toward the goal of moving on to financial self-sufficiency and possibly home ownership. The Village of Valor will be a community which fosters hope and supports United States Veterans and their families with services and education to build a solid foundation from which to grow and succeed.

## Family Empowerment Services

Faith\*Hope\*Love\*Charity, Inc. will be the lead service provider for the residents at Village of Valor and will be executing a Memorandum of Understanding as to the services to be provided.

FHLC has provided services for Veterans since 1994. A stand out characteristic of Village of Valor is the extensive service package which will be made available to all resident Veteran's, as well as to all Veteran's in the Palm Beach County area. Office space for the staff of Faith\*Hope\*Love\*Charity, Inc. (FHLC) will be located on the campus, so caseworker's and service staff will be available onsite. The main campus will include a library/computer lab, a resource services center, and office space for visiting service providers (medical, financial, counseling, etc.).

The goal is to incorporate a Family Empowerment Escrow in a starting amount of \$500,000 so as to help ensure these services are able to be maintained over the life of the project. It is anticipated there will be future donations to this Escrow sourced by private donations, a percentage of surplus cash flow from the Village of Valor operating entity and fundraising. The Family Empowerment Escrow will be used to further the services provided to the residents of Village of Valor.

Vocational training is an important element of the service program and traditional classroom space with modern technology is included. It is anticipated that staff from the Vocational training program will be used in maintenance, grounds, security and the Nutrition Services divisions.

This one-stop resource center helps all veterans, active duty service and their families by providing emergency financial aid, VA / SSA benefit information, employment assistance, referrals, and more.

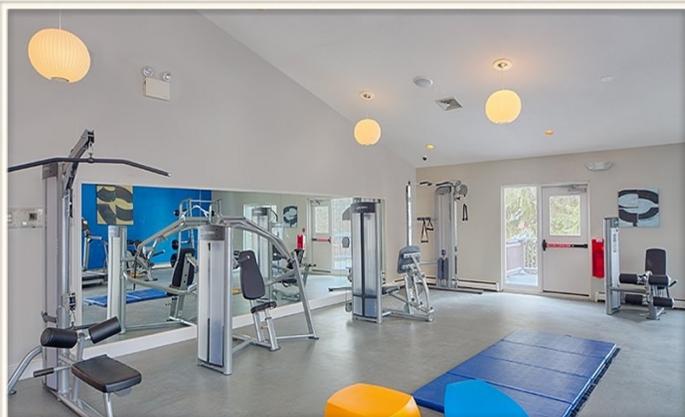




Community Room



Serenity Garden



Indoor Fitness

## Community Amenities

This new construction campus is designed to provide a tranquil and relaxing housing environment enhanced with social, recreational and supportive services opportunities. Focused on a holistic approach – we begin with the housing first model, and incorporate in all the services Veterans need as well as social, recreational and self-sufficiency opportunities.

Landscaping will be designed to add to the tranquil and secure feeling. Studies have been completed that show a relationship between evidence-based collaborative design of outdoor environments and their potential capacity to contribute to a Veteran's journey to wellness. We are very excited to have the opportunity to implement these ideas into the outdoor spaces of Village of Valor so as to further improve the lives of our Veterans. A community garden area is also planned as part of this landscaping plan.

Outdoor recreational activities will be integrated into the campus, beginning with a sports complex with a basketball court, outdoor fitness equipment, outdoor pool, children's playground/splash-pad and a picnic area to encourage time spent outside. Service animals are an important part of many veteran families, and a fenced-in dog park, with benches, waste pickup, water fountain and dog bathing station is planned. Bike storage will also be included, as it is anticipated some of the residents may not have cars.

Indoors, the focus will be on community gathering spaces, to continue the encouraging of social and recreational opportunities. Indoor amenities include an indoor fitness room, a community room with a large screen TV for entertainment where residents can gather to watch a show or a sporting event. Additional lounge areas will be scattered throughout the housing buildings to encourage small resident gatherings for activities such as puzzles and card games. One lounge will feature a small movie theater, which can also be used as a classroom for self-sufficiency classes and vocational training.

A unique characteristic of this community is the inclusion of a Nutrition Services division, which will maintain an onsite Coffee Shop along with a larger dining hall/community room space and a teaching kitchen. The Coffee Shop will be open daily and provide beverages and lighter fare, such as sandwiches, fruit and desserts. The dining hall will seat up to 100 and will make use of the teaching kitchen to help ensure Veterans throughout the county are able to have one hot meal daily. These programs will operate on a regular basis to encourage better nutrition for those in need. The kitchen will be staffed through the vocational training program available to Village of Valor residents and will be operated by a legal entity separate from the residential housing owner entity.

# ADDITIONAL AMENITIES



Cyber Cafe

Village of Valor will provide training programs along with job opportunities for veterans. Vocational training helps veterans reintegrate into our community. Residents may gain job training and placement in the Village of Valor Cyber Cafe or Gift shop as well as through our culinary facilities and ground maintenance services.



Outdoor swimming pool



Gift Shop



Within walking distance

## Location

The Village will encompass four adjacent parcels of land on/ 2<sup>nd</sup> Avenue, just east of Congress, in Lake Worth, Florida. These parcels total approximately 12 acres in size. The address of these parcels is commonly known as 2431, 2441, 2559 and 2650 2<sup>nd</sup> Avenue North, Lake Worth, Florida. Three parcels are contiguous (2431, 2441, 2550 – commonly referred to as “East”) with 2650 (commonly referred to as “West”) being immediately to the West of these parcels and separated by a Lake Worth Drainage District Canal. These four main parcels were purchased by Village of Valor Limited Partnership in November 2014. Zoning approvals are complete and approved on all parcels; site plans are currently being modified and full approval of the modifications is anticipated by end of January 2016.



Town & Country Shopping Center

## Site Layout

The East parcel will be two large apartment style buildings. Each building will contain both residential apartments as well as some of the mixed-use space of the project. There will be 46 one bedroom apartments and 58 two bedroom apartments for a total of 104 apartments.

The West parcel will have 18 town home style residences with attached garages, with 10 two bedrooms and 8 three bedrooms. There will also be a 30 unit apartment building with 14 two bedroom and 16 three bedroom apartments for a total of 48 residences.



West Parcel



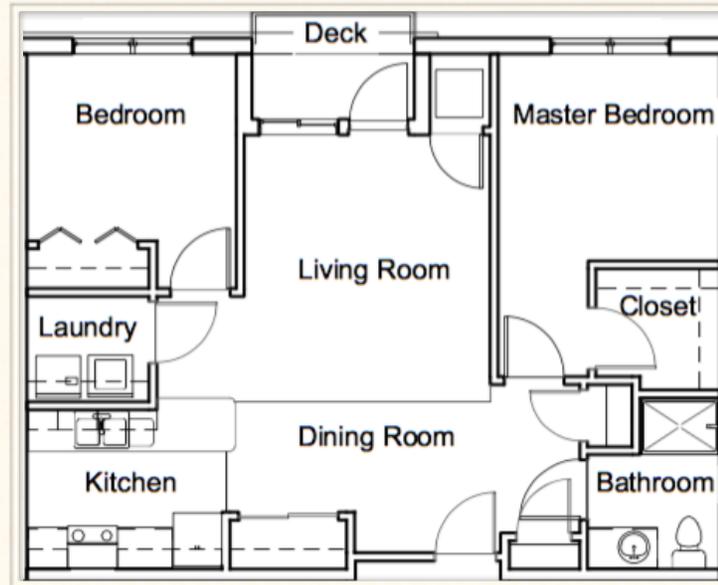
East Parcel

## East Parcel Floor Plans

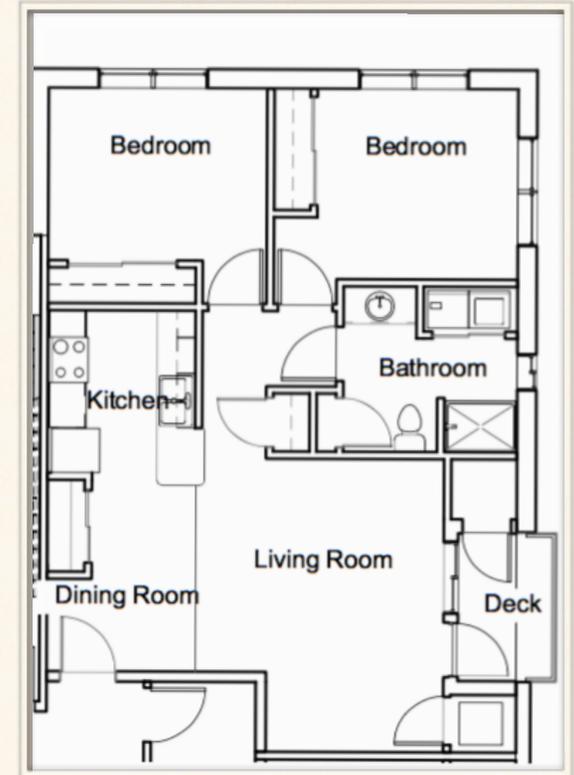
The East parcel will be two large apartment style buildings. Each building will contain both residential apartments as well as some of the mixed-use space of the project. There will be 46 one bedroom apartments and 58 two bedroom apartments for a total of 104 apartments.



One bedroom Apartment



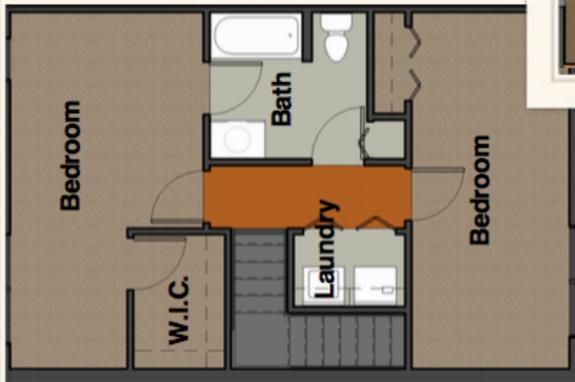
Two bedroom Apartment - East & West Parcel



Two bedroom Apartment - 'End Unit'



Three bedroom Apartment - West Parcel

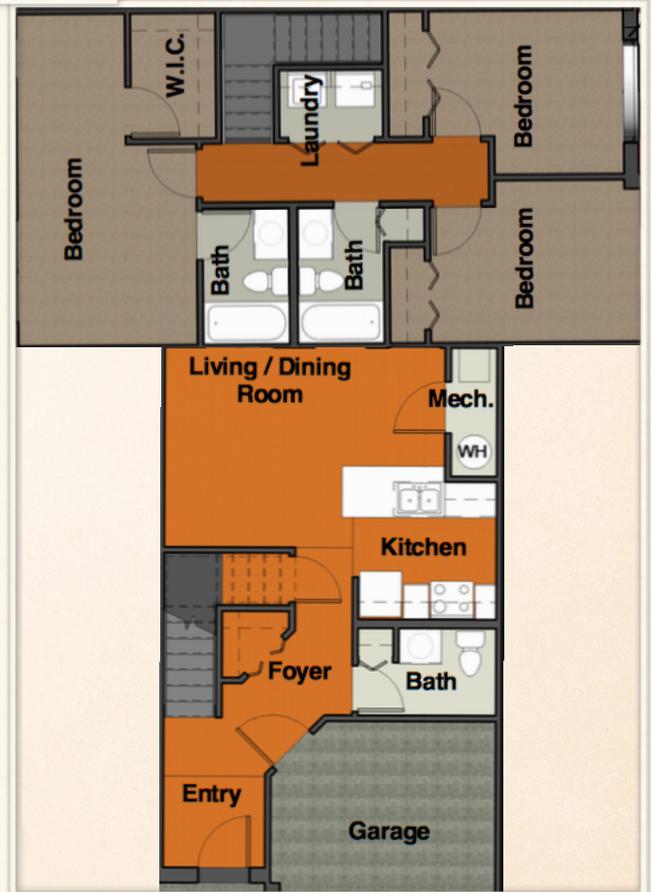


Two bedroom Town home - 1st & 2nd floors



### West Parcel Floor Plans

The West parcel will have 18 town home style residences with attached garages, with 10 two bedroom and 8 three bedrooms. There will also be a 30 unit apartment building with 14 two bedroom and 16 three bedroom apartments for a total of 48 residences.

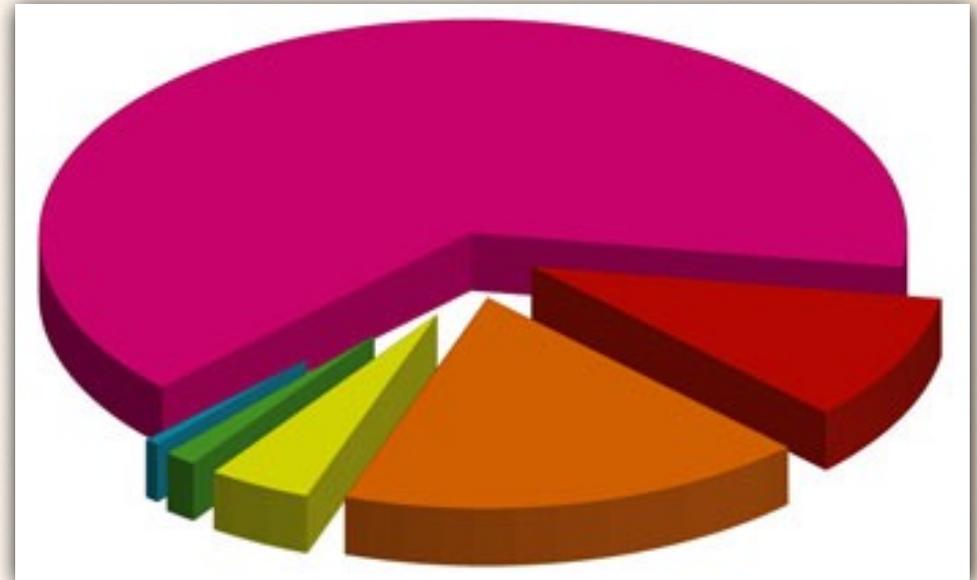


Three bedroom Town home - 1st & 2nd floors

# Operating Revenue

Project revenue is anticipated from several sources.

- Rental income from residents. Use of low income house tax credits are anticipated, which will ensure a substantial portion of the project is rent restricted. Approximately 10% of the apartments will be at market rate rents.
- Residents may also qualify for assistance from several grant programs administered through FHLC, which will help ensure stability of rental income for Village of Valor while providing needed assistance for the residents themselves. Some programs pay the entire portion of the rent, some programs pay the security deposit and the several months' rent, up to one year.
- It is anticipated individuals holding individual Section 8 Vouchers through the HUD VASH program will gravitate to this property, which will further stabilize rental income. This will be individual based rather than project based and has not been included in the revenue stream of the project.
- FHLC operates a housing and service based program called Stand Down, which is funded through two different grant sources, and these housing units will also be incorporated into the Village of Valor campus.
- The East parcel has a cell phone tower which provides monthly cash flow as a revenue source.
- FHLC will be paying rent for the use of their office suites as well as the teaching kitchen space.



# SHELBORNE DEVELOPMENT

## Ownership Team

Village of Valor Limited Partnership is a newly formed entity for the single purpose of developing and owning the Village of Valor housing project. Faith\*Hope\*Love\*Charity Inc. has formed a joint venture with Shelborne Development to develop and co-own this project.

## Co-General Partner and Co-Developer – Shelborne Development

Shelborne Development is an experienced real estate development firm that has been developing and owning affordable housing projects for 20 years. Shelborne focuses on providing affordable housing with high end finishes and integrating with supportive service providers to ensure residents have access to decent, safe affordable housing as well as the means to improve their self-sufficiency. They are currently closing a HUD 223f refinance in Michigan and have HUD 2530 approval.

### • Executive Team

- Kathy S. Makino-Leipsitz, Chief Executive Officer
- Lori L. Pung, CPA, Chief Financial Officer
- Jillyn M. Smith, JD, Vice President of Development
- Amanda K. Inderbitzin, Vice President of Asset Management & Marketing

### • Acknowledgements

- o 2012 – Jefferson East Business Association (Currently Jefferson East, Inc.) honored Kathy Makino-Leipsitz as *Developer of the Year*.
- o September 2013 – Novogradac Journal of Tax Credits Inaugural Historic Rehabilitation Award for the Historic Tax Credit Development that Best Demonstrates Financial Innovation for Palmer Park

- o November 2013 - 27<sup>th</sup> Annual University of Michigan and Urban Land Institute Real Estate Forum Real Estate Excellence Award winner was presented to Kathy S. Makino-Leipsitz for having a significant impact on rehabilitating housing in Detroit.
  - o 2014 Multifamily Executive – Project of the Year – Chalmers Square
  - o 2014 Wayne County Resolution Recipient for restoration of key buildings in the Chalmers-Jefferson district was presented to Kathy Makino-Leipsitz.
  - o 2015 Detroit Community Development Award in the category of Excellence in Real Estate Development for Palmer Park Square
  - o 2015 J. Timothy Anderson Awards - Excellence in Historic Rehabilitation Award in the Best Historic Rehab Utilizing LIHTCs - Small (under \$10 million development cost) for New Center Square
- ### • Recent Projects
- o Palmer Park Square LDHA LP
    - 202 units of LIHTC, HOME and Market rate, 21 units of supportive housing
    - Financing included \$10 million in MSHDA provided NSP Funds and more than \$5 million in MSHDA and City of Detroit HOME funds
  - o New Center LDHA LP
    - 49 units of LIHTC, including 5 units of supportive housing
    - Financing included more than \$2.4 million in City of Detroit NSP funds
  - o Chalmers Square LDHA LP
    - 49 units of LIHTC, HOME and market rate, 5 units of supportive housing
    - Financing included \$3 million in City of Detroit HOME Funds
  - o La Vogue Square LDHA LP
    - 49 units of LIHTC and HOME, including 5 units of supportive housing
    - Financing included \$3 million in City of Detroit HOME Funds
  - o St. Aubin Square LDHA LP
    - 49 units of LIHTC and HOME, 100% are supportive service units
    - Financing included \$1 million in City of Detroit HOME Funds



## Co-General Partner and Co-Developer – Faith\*Hope\*Love\*Charity, Inc.

FHLC was co-founded in 1994 by Roy Foster and Don Reed to provide emergency/transitional housing and supportive services to Veterans struggling with various mental and physical challenges. As part of the commitment to support Veteran's and their families, FHLC is ready to progress to the next step of providing affordable housing on a larger scale basis in Palm Beach County.

- Executive Team
  - Roy Foster, Executive Director
  - Casimiro Crockett, Director of Administration and Program Operations
- Housing Activities
  - Creation of Stand Down House in 2000, which provides emergency housing/supportive services to Veteran's. Done in conjunction with the West Palm Beach Veteran's Administration and a grant for Transitional Housing.
  - First Stop Veterans' Resource Center, which serves as the hub for services in Palm Beach County providing outreach, engagement and referral activities for Veterans and OIF/OEF military personal and their family members.
  - First Stop Housing for homeless/at risk female Veteran's and their families opened its doors in April 2010. This program has since been incorporated into the SSVF program.

- In October 2012, FHLC was awarded the Supportive Services for Veterans' Families (SSVF) grant by the Department of Veterans Administration, which enabled FHLC to assist more than 500 families being placed into permanent housing working in collaboration with the West Palm Beach VAMC and the HUD VASH program.
- In July 2013, received a grant from the Department of Labor to reintegrate homeless Veterans back into the work force. Known as the Forward March Program, more than 60 Veterans have been placed into permanent positions.



## FHLC Mission Statement

To address the needs & unseen wounds of our veterans & service members by providing supportive services, financial assistance, mental health services, housing, referrals, family assistance & more and through community outreach. Located in Florida, we do our best to help those in need regardless of where they live or are stationed.



Sculpture of Roy by Paul Bederson



CNN 2009 Top Hero



Roy Foster with Dr. Casimiro Crockett

## Roy Foster

I am a U.S. Army veteran and I was once homeless and struggling with addiction. After I got out of the service, I was introduced to alcohol and drugs. I ended up on the street where I lived in drug houses, and saw shootings and crime of all types.

The places I encountered when I was looking for a safe haven were no better than the streets. That's when the commitment in my heart to help homeless veterans was born. I've since dedicated my life to this cause.

In 1994 I founded a nonprofit organization, Faith\*Hope\*Love\*Charity, with another formerly homeless veteran, the late Donald Reed. In May 2000, the vision became a reality and the doors to Stand Down House, a transitional living facility for homeless male veterans, opened. After being named a Top Ten CNN Hero in 2009, I was able to complete my vision of providing a resource center that provides housing and services for women as well.

About a quarter of homeless adults in this country are veterans, according to the National Coalition for Homeless Veterans, yet the Census shows veterans represent only 10 percent of the civilian population. Studies vary because homeless populations are difficult to count, but on any given night, from 107,000 to 300,000 veterans are homeless. In the early years, we were mainly helping older vets. Now, we are seeing younger men, some in their 20s, many who have served in the war on terror, needing help.

They may have different struggles from the older vets, but they still benefit from the same camaraderie. These men are also struggling with mental and physical illnesses, addictions and other issues related to combat, service and life. They also get help with the interpersonal problems they cause. We help them regain their lives, just like regained mine.

I not only wanted to help homeless veterans, I wanted to help them before they became homeless, before they have to live through what I did. My charity in Palm Beach County, Florida, assists veterans, soldiers, and their families by providing supportive services, financial assistance, housing, mental health service referrals and more.

I do what I do because I am one of them. It's as simple as that. I practice what we are taught in the service, that no man should be left behind. We are still brothers-in-arms.

About 40 percent of homeless vets are African American or Hispanic

More than 40,000 homeless vets receive compensation or pension benefits each month, but that's not enough to find affordable housing, according to the National Coalition for Homeless Veterans. Many vets have skills learned through the military that are not applicable for occupations in civilian life.

About one-third of homeless veterans were stationed in a war zone at some time. Two-thirds of homeless vets served their country for at least three years.

Veteran homelessness is mostly faced by returning male vets, but females make up about eight percent of homeless vets.

Some 50 percent of homeless vets are between the ages of 18 and 50, whereas less than 30 percent of all veterans are between 18 and 50. More than 40 percent of homeless vets are between ages 31 and 50.

## Did you know?

Poverty, lack of support from groups or networks, and substandard housing put about 1.4 million veterans at risk for homelessness.

Returning veterans are twice as likely to become chronically homeless as other Americans, according to Veterans Inc., Women veterans are four times as likely to become homeless as male veterans.

More than 50 percent of homeless veterans suffer from disabilities. About two-thirds of them have substance abuse issues.