

Veterans Manor – Milwaukee, Wisconsin

Permanent Supportive Housing for Veterans



Thomas H. Wynn, Sr. Memorial Veterans Manor

This mixed-use, affordable housing project includes 52 units of supportive housing for veterans. It was intentionally built to provide convenient access to downtown and major freeways, and to help revitalize the Near West Side.

Owner/Sponsor: Center for Veterans Issues (CVI)

Developer: Cardinal Capital Management, Inc.

Property Management: Center for Veterans Issues (CVI)

Service Provider: Center for Veterans Issues (CVI)

Tenant Profile: Low-income veterans who are formerly homeless, elderly, disabled, mentally or physically ill, and/or returning home from the recent conflicts in Afghanistan and Iraq.

Service Approach: On-site services include job and substance abuse counseling, and educational, technical, and health and wellness training.

Key Features and Innovations:

- Flagpoles suspend the Wisconsin, U.S., and Prisoner of War flags. A wall of large medallions represents the five branches of military.
- The first floor contains space for supportive services, including offices for case managers, a nurse practitioner's station, community room, fitness room, business lab, and commercial space, including a commercial kitchen.
- The building features a 30-space underground parking garage and a 35-space surface lot, laundry facilities on each floor and Internet.
- All units are either fully or partially accessible to those with vision, hearing or physical impairments.
- Milwaukee Center for Independence operates the commercial kitchen, employing residents and providing meals to low-income neighbors.

Financing Information

Capital

American Recovery and Reinvestment Act's Tax Credit Assistance program	
Capital Markets' Tax Credit Equity Group, Low-Income Housing Tax Credits	\$6,800,000
City of Milwaukee Community Development Block Grant	\$550,000
Milwaukee County Community Development Block Grant	\$418,888
Total	\$11,300,000

Operating and Services (Annual)

Housing Choice Voucher Program Subsidies
HUD-Veterans Affairs Supportive Housing Program Vouchers

About Center for Veterans Issues

Based in Milwaukee, the Center for Veterans Issues, Ltd. (CVI) is a 501(c)(3) nonprofit veterans administration and management organization. Its mission is to serve men and women of the armed forces who find themselves in need after returning to civilian life. CVI supports the concerns of all veterans by providing information, resources, identification of funding, technical assistance and organizational development to veteran service organizations. CVI also provides transitional housing to homeless veterans, while offering many services to help veterans transition back into the community.

About Cardinal Capital Management, Inc.

Cardinal Capital Management, Inc. protects and preserves affordable housing for low- and moderate-income households. It achieves the vision of delivering financial and social value by providing asset management services and forming partnerships with other organizations to develop affordable housing. Cardinal Capital forms partnerships with organizations that work directly in the preservation and development of affordable housing. It has specific expertise in the development of housing for those with special needs. Cardinal Capital Management specializes in the management and compliance of Section 8 and Section 42 properties. They offer approximately 1,680 affordable apartment homes for rent throughout Wisconsin and Iowa. Many of these properties are developed specifically for the needs of seniors and veterans.

CSH and the Sponsor

CSH has created this profile because the featured project and/or organization exhibits one or more aspects of quality supportive housing. Although CSH did not provide direct support in the form of funding or technical assistance for this project, its inclusion highlights the best practices of serving and housing veterans for other organizations looking to replicate this model.

About CSH

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. CSH is an industry leader with national influence and deep connections in a growing number local communities. We are headquartered in New York City with staff stationed in more than 20 locations around the country. Visit csh.org to learn how CSH has and can make a difference where you live.



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