

BALANCING AFFORDABLE HOUSING AND TRANSPORTATION

- Background on Wellington Development Partners
- Win allocation of LIHTCs and other sources
- Great design
- Serve special needs populations
- Project Example: Loudoun View

Wellington Development Partners

- Affordable Housing for 35+ years
- Over 10,000 units developed
- Used all financing tools: LIHTCs, 80/20 bonds, Section 8 Mod. Rehab, Passive-loss syndication
- Prominent role in local advocacy
- For-profit with non-profit mindset

Win allocation of LIHTCs

- In Virginia, it's mainly thru Virginia Housing (previously VHDA)
- 9% and 4% – many deals use both
- Cost limitations
- Additional capital requirements
 - Local government funds
 - Other VH funds to reduce costs

Great design

- Appearance
- Local requirements
- Green building; energy efficient
- UFAS standards
- Typically, 4 to 5 stories built with wood-frame.

GREAT DESIGN



Serve special needs populations

- Elderly
- Physically and/or intellectually challenged adults
- Deliver on-site services
- Coordinate with local government for funding
- Be inventive

LOUDOUN VIEW SENIOR RESIDENCES



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LOUDOUN VIEW SENIOR RESIDENCES



Transportation

- Major Bus Line
- Develop Connections
- Major Concern for Elderly

SENIOR EVENTS AND PROGRAMMING:



TRANSPORTATION
APPLICATIONS



MOBILE MARKET



PUBLIC LIBRARY
LOBBY STOP



LUNCH AND LEARNS
& DINNER AND
DISCUSSIONS



HEALTH RESOURCES



ONSITE DENTAL
EXAMS



SENIOR FITNESS
PROGRAMMING



LIFE ALERT
PROGRAM



BLOOD PRESSURE
DEVICE LOANER
PROGRAM

Our Partners

- American Diabetes Association
- Fenwick Foundation
- Goodwin Living
- Inova Medical Housecalls
- Insight Memory Care Center
- Loudoun County Fire and Rescue
- Loudoun Hunger Relief
- Loudoun County Public Library
- Senior Center at Cascades
- Volunteers of America
- Women Giving Back

Thank you!



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