

# What is Veterans Village of Omaha?

The Veterans Village of Omaha (Veterans Village) is the first supportive housing development designed for Veterans in Omaha. Veterans Village will combine housing and services for Veterans, providing them with a broader and more flexible continuum of resources in one location. The development will be owned and operated by Volunteers of America (VOA), and they will partner with the VA Nebraska-Western Iowa Health Care System (VA) to create and implement a quality development and ensure the needs of our Veterans are met. VOA is one of the nation's largest not-for-profit developers of affordable housing with over 16,000 housing units located in 38 states. Each year, VOA provides affordable housing to over 25,000 people including housing and social services support for approximately 6,400 Veterans.



*Floor plans of the units offered at Veterans Village.*

## Where will it be located?

The building will be located at 40th and Pacific streets and is planned to be a mixed-use structure with office space on the first floor and apartment units on the remaining floors. The office space will house offices for the VA and VOA, social services, a computer lab, a health/exercise room, and group meeting spaces. In addition to a 24/7 staffed security desk, there will be perimeter video security and an electronic buzzer system for all visitors to the building. Most Veterans living in the building will not own a vehicle, but instead will utilize the bus, VA shuttles, bikes and/or walk, which makes its proximity to the Omaha VA Medical Center so important.



# Veterans Village of Omaha



Volunteers  
of America®



*A sketch of Veterans Village viewed from the Southeast.*



*A superimposed image of the view looking north down the trail.*



**Veterans Village of Omaha**





*A sketch of the rear view of Veterans Village.*



*A superimposed image of the view looking east from 40th Street.*



**Veterans Village of Omaha**



## **Why is Veterans Village necessary?**

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The proposed project will supply affordable housing that is critically needed in Omaha. In a recent study of the Metro Area's housing market, the Corporation for Supportive Housing stated that approximately 1,300 supportive housing units are needed in the Metro area to end homelessness. Veterans generally comprise 20 percent of the homeless population. An extreme lack of affordable housing, livable income and access to healthcare are leading factors that contribute to this complex problem. As the name implies, the Veterans Village is about much more than simply providing housing for Veterans - the goal is to help and improve their lives over the long-term by promoting self-sufficiency, building new skills, creating strong support networks and integrating them into community life.

## **What are the costs associated with Veterans Village?**

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The building represents a \$20 million capital investment in the neighborhood. A variety of resources will be used to fund both the physical development and maintenance of the building and the operations including services and security. Some examples of financing include a commercial bank loan, Federal Low-Income Housing Tax Credits, HOME funds, Tax Increment Financing, Federal Home Loan Bank Grant, funding contributed by VOA from private donations, funding from the VA, and federally funded housing vouchers.

## **How will Veterans Village impact the neighborhood?**

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The construction of Veteran's Village will improve the existing neighborhood in several ways. A primary goal of the project is the beautification and restoration of the area along the Field Club Trail ,including the removal of concrete and chain link fencing and addition of landscaping. Over 34,000 square feet of existing pavement will be replaced with landscaped green space. There will also be new public sidewalks installed along 40th Street and Pacific Street, connecting to the Field Club Trail as well as a new retaining wall and ornamental fencing along the south and west sides of the site. In an effort to minimize disturbance to existing residential areas, the entrance to the property will be located on Pacific Street.

## **How can I be involved with Veterans Village?**

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The next steps will include neighborhood meetings regarding the size of the project as well as seeking feedback on development. If you are interested in learning more, contact Gina Freimuth, Community Relations Director with VOA, at (402) 650-8149 or [g.freimuth@voa-dakotas.org](mailto:g.freimuth@voa-dakotas.org).



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