



**Oak Street Village
507 N Oak Street
Loogootee, IN**

DEVELOPING HOUSING SOLUTIONS THAT COMMUNITIES EMBRACE



Oak Street Village Loogootee, IN





Disclaimer: All data approximate and subject to change



Oak Street Village

A holistic vision for Loogootee



November:
Tax Credit Award

December – March:
Finalize Design

April – June 2025:
Financing + Final Approvals

July 2025:
Construction Begins

September 2026:
Construction Completion

Development Overview

- 50-units, one owner
- \$14.6m investment
- Workforce housing for Loogootee
 - 1bed / 1&2bath: \$475-\$1,008
 - 2bed / 1&2bath: \$567-\$1,206
 - 3bed / 2bath: \$652-\$1,391



Rigorous Tenant Screening Process

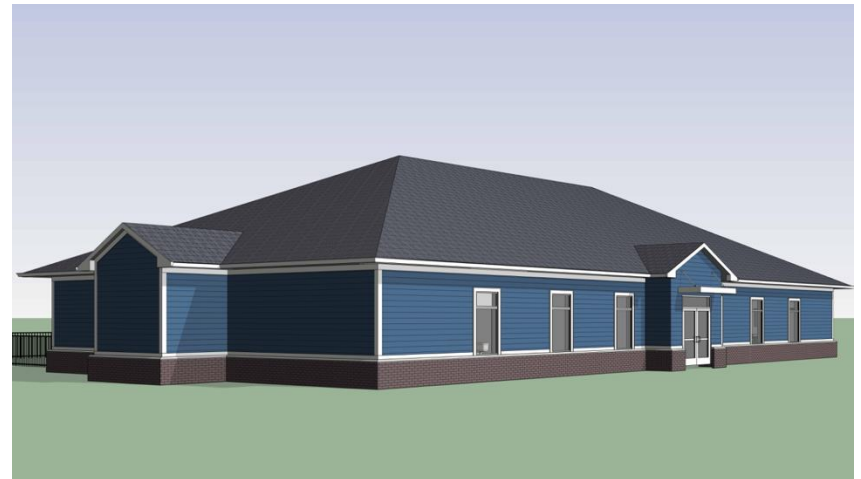
- Proof of income and employment verification
- Landlord references going back two years
- Proof of citizenship
- Sexual offenders prohibited due to childcare center
- In-person interview with the on-site property manager
- Elimination of illegal subleasing and extended stays

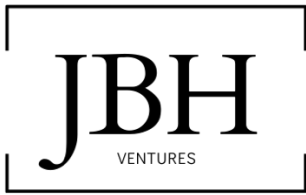
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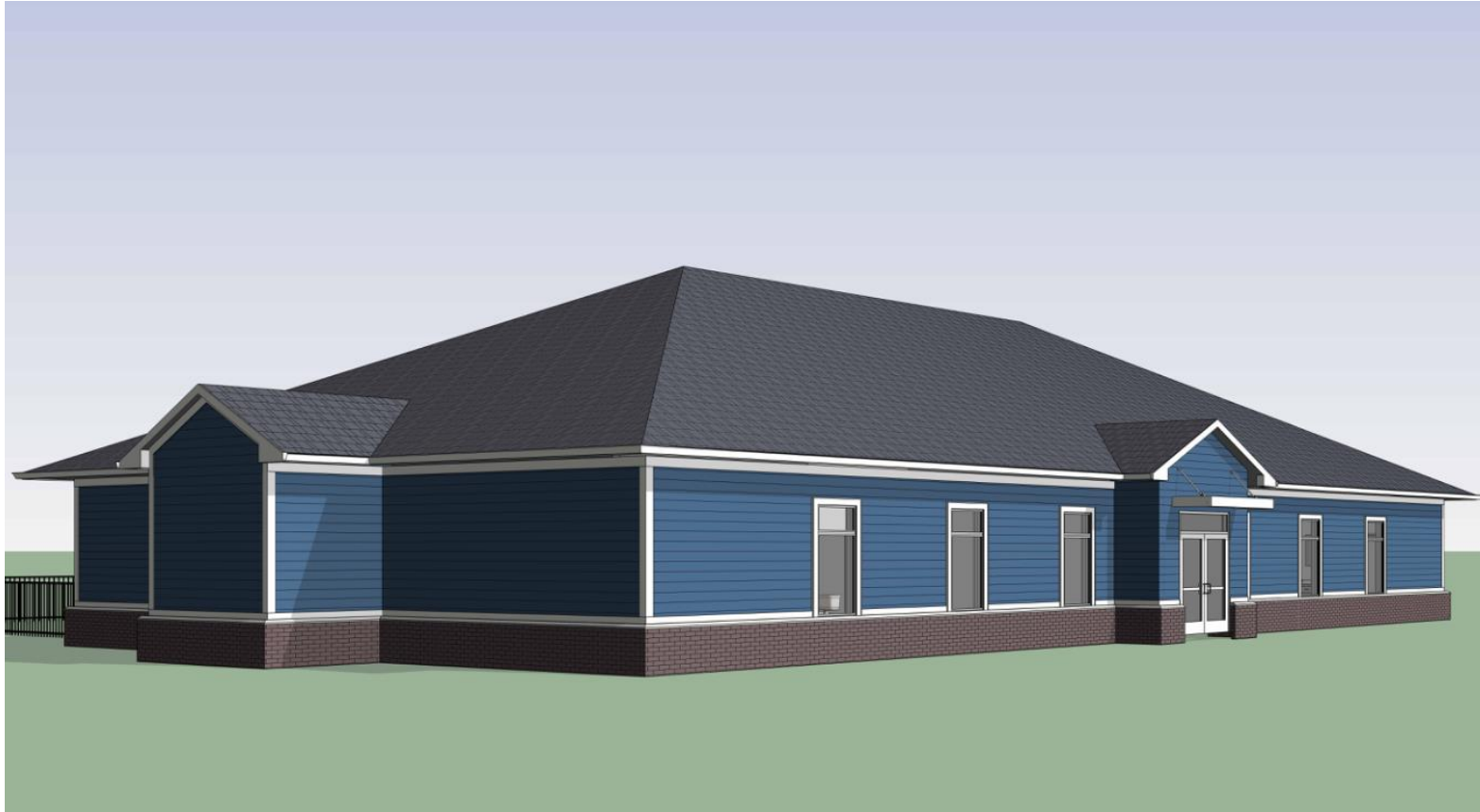
Conceptual Renderings





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Childcare Rendering





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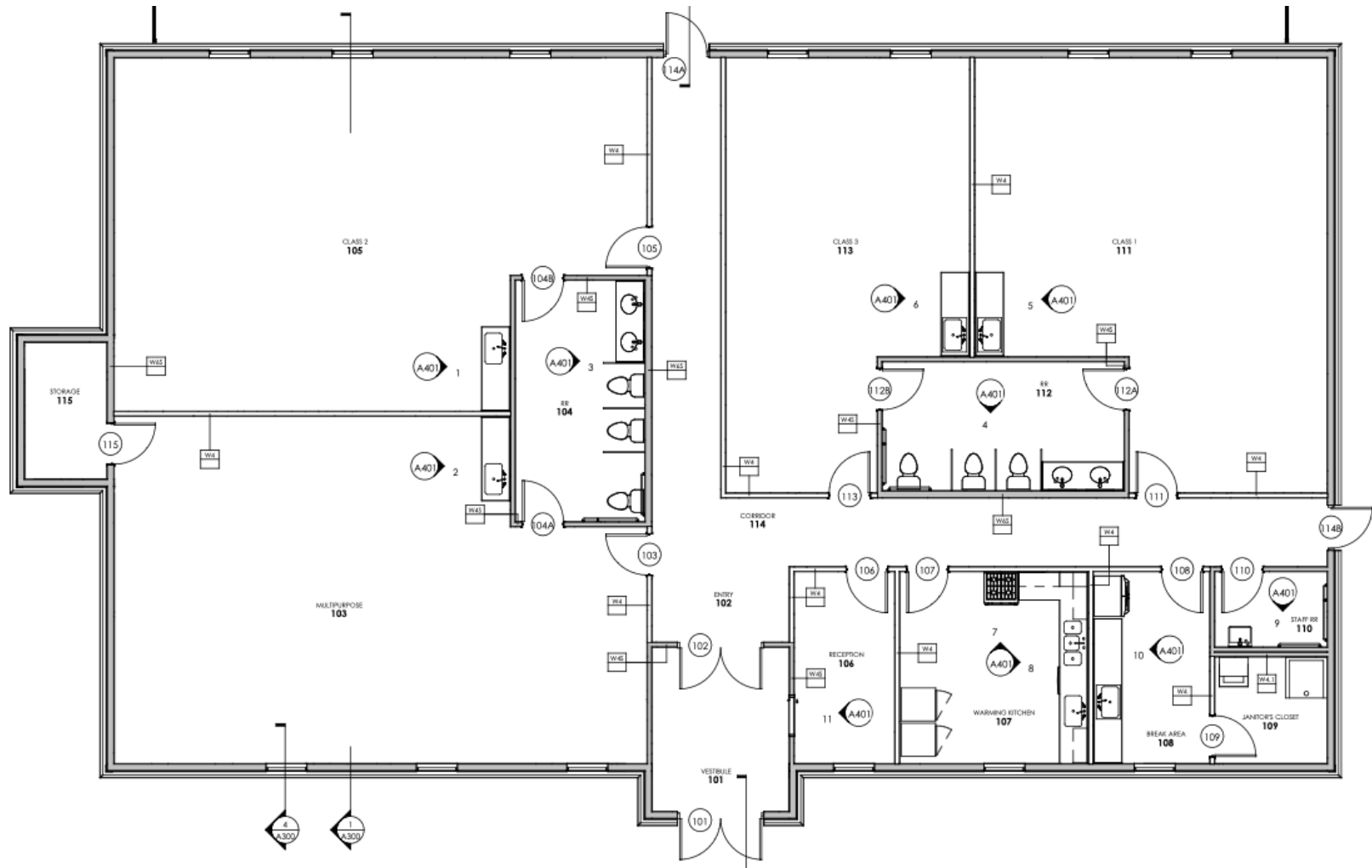
Current Site Plan



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Building Plan





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Continuum of Support



Support Services Offered at Oak Street Village

Charting a path to **financial stability**

Our support services program is designed to help individuals **chart a path to long-term stability** through access to affordable child care, career readiness resources, job training, financial literacy courses, and information about state and federal resources available to first-time homebuyers.

According to research from the Urban Institute, **children from stable financial backgrounds** are more likely to **engage in social activities, build friendships, and develop essential social skills**.

Access to Affordable Child Care

Research indicates that **when child care is affordable, families experience improved financial well-being**. A study by Forry (2009) found that **families with access to affordable child care are better able to meet their basic needs**, such as obtaining food, saving money, paying bills on time, and reducing debt.



Path to Financial Stability and Homeownership

According to the National Realtors Association, **rents have a tendency to grow 3 % annually while mortgage payments (e.g. 30-year mortgages) are usually fixed**.



Financial Literacy

According to the National Foundation for Credit Counseling's 2024 Financial Literacy Survey, a staggering **47% of U.S. adults rate their personal finance knowledge as a "C" or worse**, highlighting a significant gap in financial education.



Soft Skills Training

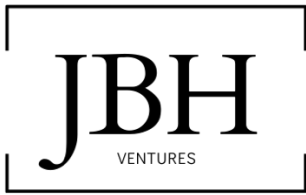
A study highlighted by the National Institutes of Health found that **soft skills training programs significantly improve job-seeking efforts**, leading to better employment opportunities and, consequently, financial stability.



Job and Certification Training

According to the Poverty Action Lab, **vocational training programs that incorporate practical work experience, financial support, and job placement assistance** have shown significant positive outcomes for participants and **lead to higher pay and greater job stability**.





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Important Dates (approximate)



- Groundbreaking Ceremony: July 18, 2025
- Construction Commencement: July 25, 2025
- Estimated Construction Completion: November 2026
- Leasing Begins: July/August 2026

Website: <https://liveoakstreetvillage.com>



Thank you for your support.

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