



December 1, 2023

Tim Acklin
Planning Manager
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

RE: 7th Street Residences - 2301 7th Street South, La Crosse

Mr. Acklin & Respective Committee Members:

On behalf of Gundersen Health System, I am writing to express our support of Cinnaire Solutions' application for PDD general zoning to accommodate a new housing development with 50 residential units located just south of Gundersen's main campus. We also ask you to advance his important project.

Gundersen owns the property at 2301 7th Street South and will maintain ownership via a long-term ground lease with Cinnaire Solutions (please note: **GHS will not profit from this arrangement**). Earlier this year, Gundersen solicited proposals for this property, with a primary goal of providing new housing for residents at Christopherson Apartments (located nearby on Sims Place) to maintain this vital housing program in La Crosse. Gundersen has owned and maintained Christopherson Apartments for over 40 years; the 20-unit property is supported by HUD funding and is home to elderly and differently abled residents—the majority with a physical difference. The building is nearing the end of its useful life and Gundersen found in Cinnaire an experienced affordable housing development partner to advance a new housing community in the vicinity. It is of utmost importance to us that we not only maintain this community for the residents, but also honor their desire to stay near our hospital so they can continue receiving care they value in a way that allows them to live independently.

In addition, this project will add another much needed affordable and workforce housing option to our community. The 7th Street Residences will provide high quality, affordable, and accessible housing for existing Christopherson residents while providing additional housing units for La Crosse. In total, the new building will provide 50 residences and will ensure continued affordability for Christopherson residents by transferring the HUD funding to the new building.

This proposal also includes ground-floor flexible classroom-style space, which will be open to the public and utilized for programming by Gundersen and other community partners to help advance our work to

improve community wellness and address social determinants of health impacting our neighbors. Programming will likely include health education classes, workforce and CPR training, vaccination clinics, wellness coaching, and more. Gundersen, Cinnaire, and our neighbors are also pursuing a shared outdoor space to accentuate the popular walking trail and beautiful surroundings for all to enjoy.

We look forward to working with the City and other partners to bring this development to fruition. We ask for your support of this project as we all move forward together to support the Christopher Apartments' residents and our broader community housing needs in general. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Nathan A. Franklin".

Nathan Franklin
Director, External Affairs
Bellin+Gundersen Health System