



**DEPARTMENT OF VETERANS AFFAIRS**  
VA Great Lakes Health Care System  
500 E. Veterans Street  
Tomah, WI 54660

July 11, 2016

Ms. Kristine Giornalista  
Vice President, Real Estate Development  
Impact Seven  
642 W. North Avenue  
Milwaukee, WI 53212

Dear Ms. Giornalista:

The Tomah VA is committed to efforts that support ending homelessness, expanding housing and economic opportunities for our nations Veterans. The Tomah VAMC commends the City of La Crosse Mayor, Tim Kabat, and his decision to sign on to the National Mayoral Challenge of ending Veteran's Homelessness.

Community networking has afforded the opportunity to grasp the true magnitude of the housing needs of our Veterans in this rural setting. One system, the Continuum of Care/ the Balance of State, which serves 69 counties identified 68 homeless Veterans in the 4 counties alone within the Coulee Region during the January 2016 Point in Time (PIT) count. Safe, permanent and supportive housing units that are affordable and Veteran focused will substantially narrow the remaining gap between the need for permanent supportive housing for chronically homeless Veteran families and the inventory of available units.

Our homeless program staff have been able to demonstrate that the combined efforts of a housing first approach to include affordable housing with rental assistance and case management for chronically homeless Veterans has been a very effective approach to servicing Veterans in our area.

As the Acting Director of the Tomah, WI VA Medical Center (Tomah VAMC) I support this collaboration with the housing authority to develop housing for Veterans. The Tomah VAMC homeless program staff will provide the necessary case management services for any permanent supportive housing unit that is occupied by either a VA Supportive Housing (VASH) or Housing Choice Voucher at the 733 Kane Street Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Victoria P. Brahm".

Victoria P. Brahm, MSN, RN, VHA-CM  
Acting Director  
Tomah VA Medical Center



Scott Walker, Governor  
John A. Scocos, Secretary  
Kenneth G. Grant, Administrator

**STATE OF WISCONSIN  
DEPARTMENT OF VETERANS AFFAIRS  
Division of Veterans Services**

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July 28, 2016

Ms. Kristine Giornalista  
Vice President, Real Estate Development  
Impact Seven  
642 W. North Avenue  
Milwaukee, WI 53212

Dear Ms. Giornalista,

One of the most significant challenges the Wisconsin Department of Veterans Affairs (WDVA) faces in achieving our goal to ending veteran's homelessness is the shortage of quality, affordable housing. As the Administrator of WDVA's Division of Veteran Services, I support the development of permanent supportive housing for homeless veterans in La Crosse. If Impact Seven is selected in regard to the RFP, WDVA will collaboratively work with your organization to connect veterans to the housing project.

The Veterans Outreach and Recovery Program (VORP) is an innovative WDVA program that aligns well with Impact Seven's proposed development. In 2014, WDVA partnered with the Wisconsin Department of Health Services (WDHS) to create and implement VORP to assist homeless and chronically homeless veterans in receiving housing and support for behavioral health treatment and substance abuse services. VORP is a comprehensive, coordinated outreach, treatment and recovery support program for veterans who are homeless and have a behavioral health disorder. VORP supports the existing treatment and homeless programs and provide services in the 49 counties of northern and central Wisconsin, including La Crosse County.

In Region V, WDVA's Outreach and Recovery Specialist, Gerald Sieren, works with local homeless programs, behavioral health services, veteran's organizations and housing services to provide appropriate support to ensure veterans are successful in reaching their goals. For example, WDVA and Coulee cap have an agreement to work together on a Tenant-Based Rental Assistance (TBRA) program in La Crosse County, where Coulee cap administers the TBRA and WDVA provides comprehensive case management to veterans. In addition, we participate in the La Crosse Continuum of Care (COC) and utilize its Homeless Management Information System (HMIS). The Kane Street project will provide an opportunity for WDVA to build on its existing relationships with Coulee cap and the La Crosse COC.

We look forward to working with Impact Seven if you are selected as the development team. Please contact me if you have any questions at (608) 267-7207 or [Ken.Grant@dva.wisconsin.gov](mailto:Ken.Grant@dva.wisconsin.gov).

Sincerely,

  
Kenneth G. Grant  
Administrator – Division of Veteran Services



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Telephone No 608.782.0404 Facsimile 608.783.7532

July 21, 2016

Caroline Gregerson  
Community Development Administrator  
City of La Crosse  
Planning Department – 3<sup>rd</sup> Floor  
400 La Crosse Street  
La Crosse, WI 54601

Re: Support for Impact Seven's Proposal  
733 Kane Street RFP

Dear Ms. Gregerson:

I am writing to express my enthusiastic support for Impact Seven's proposal for the development of the 700 block of Kane Street in La Crosse.

I have worked with Impact Seven on several other high-impact development projects in the City of La Crosse, including the Charmant Hotel, an adaptive reuse of a historic landmark into a 67-room boutique hotel; and two phases of the Riverside Center, providing corporate office space and creating hundreds of jobs. Impact Seven provided critical gap financing to make these projects a reality, including New Markets Tax Credits and federal Community Economic Development funds.

As a strong supporter of the United States military, I believe that our veterans deserve, and we have a responsibility to provide, opportunities to pursue a safe and dignified life in our community. Providing affordable housing and supportive services to homeless veterans and the chronically homeless has been proven effective in breaking the cycle of homelessness. With the support of the VA-Tomah and services provided by CouleeCAP, Impact Seven's proposed project offers a long-term solution to homelessness and supports the Mayor's commitment to ending veteran homelessness in the City of La Crosse.

With 39 units on the city's RFP site and an additional 17 on neighboring property that Impact Seven holds under contract as well as a community center tied to the Kane Street Community Garden, the development will contribute positively to community and neighborhood development.

Thank you for your consideration of Impact Seven's proposal in response to the 733 Kane Street RFP.

Sincerely,

A handwritten signature in black ink that reads 'Donald J. Weber'. The signature is fluid and cursive, with the first name 'Donald' and last name 'Weber' clearly legible.

Donald J. Weber  
Founder and Chairman