



AGENDA OF THE GREEN BAY PLAN COMMISSION

THURSDAY, MAY 2, 2024, 6:00 PM
City Hall, Room 203 - Council Chambers.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

1. Members: Chair Lisa Hanson, Vice-Chair Jacob Miller, Ald. Jim Hutchison, Derius Daniels, and Ken Rovinski.

C. Approval of the Agenda.

1. Approval of the agenda for the Thursday, May 2, 2024, meeting of the Green Bay Plan Commission.

D. Regular Business.

1. (ZP 24-04) Public Hearing on a request to create a Planned Unit Development (PUD) for the creation of a 21 small home cottage court located at 2890 St. Anthony Drive, submitted by Veteran's 1st of NEW, Inc, applicant, on behalf of Brown County Mental Health Center, property owner (Ald. Grant, District I)
2. (ZP 24-04) Consideration with possible action on a request to create a Planned Unit Development (PUD) for the creation of a 21 small home cottage court located at 2890 St.

Anthony Drive, submitted by Veteran's 1st of NEW, Inc, applicant, on behalf of Brown County Mental Health Center, property owner (Ald. Grant, District I)

E. Informational.

- I. Date of next meeting: May 13, 2024

F. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the Green Bay Plan Commission

MEETING DATE

May 2, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # D.I

(ZP 24-04) Public Hearing on a request to create a Planned Unit Development (PUD) for the creation of a 21 small home cottage court located at 2890 St. Anthony Drive, submitted by Veteran's 1st of NEW, Inc, applicant, on behalf of Brown County Mental Health Center, property owner (Ald. Grant, District 1)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

May 2, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # D.2

(ZP 24-04) Consideration with possible action on a request to create a Planned Unit Development (PUD) for the creation of a 21 small home cottage court located at 2890 St. Anthony Drive, submitted by Veteran's 1st of NEW, Inc, applicant, on behalf of Brown County Mental Health Center, property owner (Ald. Grant, District I)

BACKGROUND

Reason for Request: To permit the development of a military veteran preferred small home cottage court on a 3.46-acre property, yet to be divided.

Subject Parcel Zoning and Land Use: Subject land area is zoned Public Institutional (PI) District and is undeveloped green space. The property was formerly the location of the Brown County Mental Health Center.

Surrounding Zoning and Land Uses:

North: Public Institutional (PI) | Veteran Preferred Multi-Family Residential

South: Public Institutional (PI) | Green Space

East: Public Institutional (PI) | Green Space

West: Varied Density Residential (R3) | Multi-Family and Assisted Living Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for other Public or Semi-Public Uses. Public or Semi-Public Uses are defined as “public buildings and public facilities, buildings for private organizations that are supported heavily by public funds and donations, hospitals and closely associated medical clinics (even though they may be privately owned), places of worship and cemeteries”. The proposed development is a mix of residential and social service activity and falls within the category of private organization heavily funded by public resources. The proposed use is not in conflict nor inconsistent with the recommendation of the Comprehensive Plan.

Even though the proposed use is not inconsistent with the future land use recommendation, the underlying zoning of the property will remain Public Institutional (PI) District and the city will utilize the Planned Unit Development Overlay (PUD) District to facilitate this request. Per code, the use of a PUD is a means to enable the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations. It also provides the City Council with the ability to establish any reasonable conditions of approval determined to be necessary to mitigate potential adverse impacts. By using the PUD and not changing the underlying zoning, the City's future land use designation will remain PI should the development not occur. This is meaningful as the property is currently owned by Brown County and would be retained by the County should the project not come to fruition. If the project is constructed and in operation, staff will review the future land-use for the area and likely bring forward recommended changes to the future land use plan to reflect the character of the proposed low-medium density residential development.

Analysis: The request before the Plan Commission is for approval of a PUD for the development of a 21 small home cottage court to be developed in three phases. The units are proposed to be veteran preferred and complemented with a variety of social and supportive services for tenants/residents. This project will incorporate two primary elements:

1. New housing opportunities in the form of a single-family home cottage court including the development of 21 “small” single-family detached structures:

- a. 17 - 400 square foot homes
- b. 4 - 600 square foot homes
- c. Storage garage
- d. Community center
- e. Pavilion
- f. Garden areas
- g. Two surface parking lots

2. Social and Support Services will be limited to residents of the development and be administered by qualified/licensed professionals with assistance of trained volunteers. Social and supportive services activities will include:

- a. Active case management. Case management will be required for individuals enrolled in the rapid rehousing program and individuals receiving HUD VASH vouchers
- b. Employment and career services
- c. Group and individual mental health therapy
- d. Physical wellness activities such as yoga, tai chi, massage, and chiropractic services
- e. Mental health counseling services
- f. Financial literacy programs

The overall development area is approximately 3.46 acres of land currently part of a larger 33-acre parcel owned by Brown County but designated to be divided off and deeded to the petitioner upon zoning approval. It is located on the City’s east side at 2890 St. Anthony Drive, approximately 1/3 of a mile south of the Curry Lane/St. Anthony Dr. intersection and approximately 1/10 of a mile north of Mt. Mary Drive intersection. A veterans preferred apartment building is adjacent to the north, Brown County property including an unmarked cemetery is located to the south on their 33-acre property, and an additional 225-acres of Brown County owned lands are to the north, northeast and east. A majority of the land is undeveloped but lands with frontage on St. Anthony Dr. and Curry Lane include Brown County Shelter Care, Curative Connections and ProSolutions, Brown County Sheriff’s Dept., Brown County Jail and Juvenile Detention Center, and Brown County Nursing Home. Lands across St. Anthony Drive are developed with several medium density apartment complexes, a nursing home/post-hospital rehab facility, a residential senior living and memory care facility, and Freedom House Ministries Shelter.

The proposed 21 small home cottage court is projected to be completed in three phases.

- 1. Phase 1 is proposed to include a 25-foot-wide private roadway from St. Anthony Dr., pedestrian sidewalks, 5-400 square foot single story homes, 2-600 square foot single story, and a 14-stall surface parking facility.
- 2. Phase 2 shall consist of 7-400 square foot single-story homes, a 3,150 square foot single-story community center, a 1,200 square foot single-story garage, a 14-stall surface parking facility, a 250 square foot single-story pavilion, and a communal garden area.
- 3. Phase 3 shall consist of 5-400 square foot single story homes, 2-600 square foot single story homes, and a communal garden area.

The homes are proposed to have a minimum lease term of 30 days and occupancy will be limited to one tenant/occupant in each of the 400 square foot homes and two tenants/occupants in each of the 600 square foot homes. All potential residents will be screened prior to leasing including a vigorous intake procedure as detailed in the submitted operating procedures as well as the use of CCAP, Green Bay Municipal Court records, sex offender registry, and US Dept. of Justice website.

All homes and other structures are proposed to be single story. The homes and other structures will be set back greater than 400 feet from St Anthony Dr right-of-way, except for a community identity sign, and setback from the side yards to the north and the south no less than 10 feet from the future property line. As proposed, all home building designs will include an open gable roof, covered front porch, primary front façade window and windows on all sides of the homes. The buildings shall be clad in horizontal vinyl siding. While the structures are modest in size, staff feels they can attain the same level of architectural character as other homes within the city and staff recommends their exterior characteristics be enhanced to include shake siding in the gable ends of both the covered porch and home itself, an additional window be added on both side façades of the structure, be a minimum of 3 distinct and different siding colors for homes so no more than 7 of the 21 homes will have the same siding color. All window and door openings are also recommended to include trim in a contrasting color to the siding. Front porches are recommended to include railing that matches the color of the home's trim. The community center, garage and pavilion are not currently designed but must meet the building standards located within the Zoning Code.

Access to the development will consist of a single private roadway off St. Anthony Drive. It is proposed to be 25 feet wide accessing the entirety of the site and shall be terminated in a cul-de-sac or other "turn-around" acceptable to Green Bay Metro Fire Department and the Department of Public Works. Pedestrian access shall be provided in the form of a paved, 5-foot wide sidewalk/trail providing pedestrian access from St. Anthony Drive to all structures within the development area. Additionally, staff recommends that painted crosswalks and pedestrian crossing signs be included across the private roadway at the locations of the parking facilities. Motor vehicle parking shall consist of 28 parking stalls within two, 14-stall surface parking facilities and one utility garage.

Lighting throughout the PUD area will need to meet the standards as set forth within zoning code and will also include "dusk to dawn" security lighting installed throughout the PUD area and more specifically between the homes and at the community center. Approximately 12 security cameras will be installed throughout the PUD area and Green Bay Police will be provided access to surveillance upon request according to the submitted operations plan. Two management/security staff will be on-site weekdays from 8 a.m. – 5 p.m. At nights and weekends, there will be one resident designated as on-site management/security person for every 7 homes developed and occupied.

Landscaping throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code as if the overall project area was a multiple family use adjacent to residentially zoned property. Specific attention shall be given to screening parking lots from adjacent property.

The petitioner began looking for a site to create a veteran preferred cottage court, which is based off others around the country, a few years ago. They indicated that in 2021 the Greater Green Bay Community Housing Initiative Task Force published the Blueprint Study that identified 3,715 residents who needed affordable housing and veterans made up 13% of that population. Veterans 1st of NEW began discussions with property owners and went before the Brown County Board of Supervisors on December 20, 2023, where they were granted approximately 3.46 acres of property from the County's approximately 260 acres in the area by a 24-0 vote. The petitioners attended a Schmitt Park Neighborhood Association meeting on January 8, 2024, to introduce the project and provide information. An application for the Planned Unit Development Overlay was submitted to the City and the item was tentatively placed on the Plan Commission agenda for February 26, 2024. The Schmitt Park Neighborhood Association continued communication with the petitioner and regularly expressed concern about the project, including drafting two

separate Association Board Resolutions mainly requesting more information. Based on these concerns and requests for information from the neighborhood association, the petitioner sent letters to property owners within 400 feet of the project's parent 33-acre parcel and held an open house/full presentation meeting on February 20, 2024. Approximately 90 people attended. Questions and concerns from the neighborhood association remained. The petitioner requested the item be held at the February 26th Plan Commission meeting, so they could provide a more robust application package that addresses questions raised. In light of perceived treatment by the neighborhood association and lack of progress on communication, Veteran's Ist of NEW did not conduct another open house with the neighborhood.

Ald. Grant, Schmitt Park Neighborhood Association, and property owners within 400 ft. have been notified of the meeting and two sets of "Zoning Action" signs have been placed on the property along St. Anthony Drive, per Plan Commission policy. Staff has received many written comments about the request and has included them in the agenda packet for the Commission's consideration.

RECOMMENDATION

Staff is recommending approval of the request, subject to the following conditions:

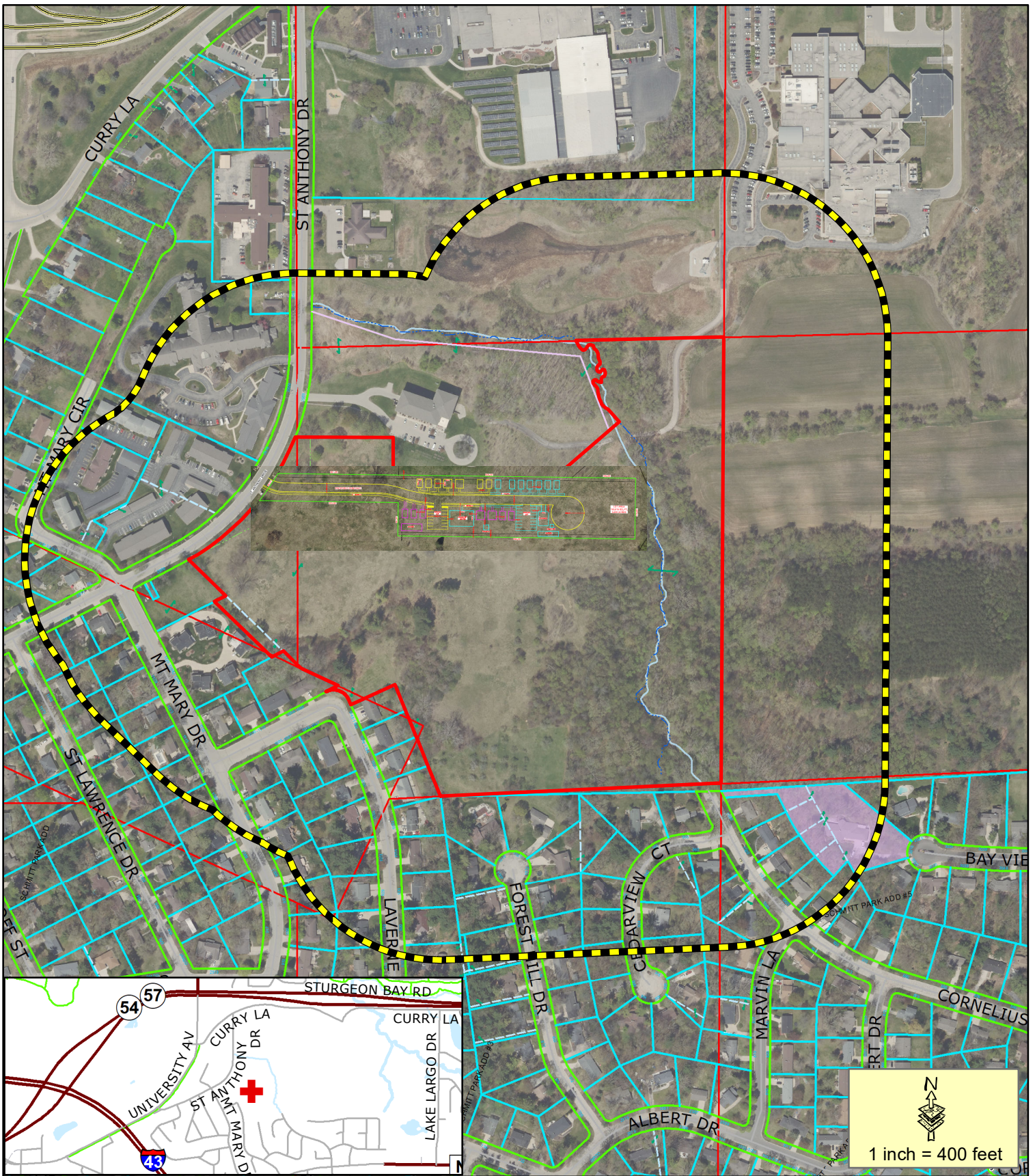
1. Adoption of the draft PUD Ordinance.
2. Land division takes place separating the project area from the parent parcel (21-283).
3. If the social and support services uses are discontinued, the managed operation is dissolved, or if Veteran's Ist of NEW no longer manages the development, the managed social and support service uses shall terminate immediately. The managed social and support service uses/operations shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
4. At the discretion of the Common Council or the Director of Community and Economic Development, a review by the Plan Commission may be required to ensure compliance with this Planned Unit Development and identify any areas of concerns including but not limited to:
 - a. Police calls and other documented safety concerns.
 - b. Inadequate facilities.
5. Development is managed in conformance with the submitted operating plan.

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-04 Location Map2
2. ZO 09-24 final Draft PUD -W EXHIB 4.27.24
3. ZP 24-04 Application 1.30.24
4. Land area map_2-1-2024
5. Veterans Ist Site Plan 3.19.2024
6. 24-073-R - VETERANS IST - 400 SQFT
7. 400 Sqft Visualizer
8. 24-074-R - VETERANS IST - 600 SQFT
9. 600 Sqft Visualizer
10. Landscape 1 and 2
11. City Packet
12. 2.24.24 SPNA E-mail Comments
13. 3.13.24 SPNA Resident Letter
14. 4.21.24 SaraPiper_824 Mount Mary
15. 4.23.24 Paul Sullivan_565 MainDePere
16. Big Story Alert Combined 3.18.24

17. 2.19.24 Dawn Schampers_1006 St Mary
18. 2.19.24 Tom & Janet Smies_1188 St Lawrence
19. 2.21.24 Michael & Susan Watts, 3025 Bay View
20. 2.23.24 SPNA E-mail Comments
21. 2.23.24 Steve North_930 Forest Hill
22. Envir & Hist Feature Map



- Proposed PUD Site
- 400' + Property Owner Notice Area

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by DB

Zoning Petition (ZP 24-04)

Proposed Planned Unit Development (PUD) at 2890 St. Anthony Dr.



ZONING ORDINANCE NO. 09-24

AN ORDINANCE ZONING LOCATED AT
2890 ST. ANTHONY DRIVE WITH A
PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
(ZP 24-04)

THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS
FOLLOWS:

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property (as shown on Exhibit A - Location Map):

PART OF GOVERNMENT LOT 4 AND 5, BEING PART OF SECTION 27,
TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, BROWN
COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE
NORTH 01 DEGREES 11 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE
OF THE SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 693.94 FEET;
THENCE NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE
OF 1612.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING
NORTH 89 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 690.00
FEET; THENCE NORTH 00 DEGREES 45 MINUTES 33 SECONDS EAST, A
DISTANCE OF 95.95 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 27
SECONDS WEST, A DISTANCE OF 403.83 FEET; THENCE ALONG THE
EASTERLY RIGHT-OF-WAY LINE OF ST. ANTHONY DRIVE, 95.18 FEET
ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS
OF 747.53 FEET AND A CHORD THAT BEARS NORTH 34 DEGREES 33
MINUTES 01 SECONDS EAST, 95.11 FEET; THENCE SOUTH 89 DEGREES 14
MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 1 OF
CERTIFIED SURVEY MAP NO. 8338 AND ITS EASTERLY AND WESTERLY
EXTENSION, A DISTANCE OF 1040.93 FEET; THENCE SOUTH 00 DEGREES 45
MINUTES 33 SECONDS WEST, A DISTANCE OF 175.00 FEET TO THE POINT OF
BEGINNING.
CONTAINING 150,485 SQUARE FEET [3.455 ACRES].
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as it applies, the following conditions are imposed:

- A. PURPOSE AND INTENT. The Planned Unit Development (PUD) Overlay District is being utilized to permit the development of a 21 small home cottage court in three phases. The units will be veteran preferred and be complemented with a variety of social and supportive services for tenants/residents. This project will incorporate two primary elements:
 - 1. New housing opportunities in the form of a single-family home cottage court including the development of 21 “small” single-family detached structures (17-400 square foot homes and 4-600 square foot homes), storage garage, community center, pavilion, garden areas, and two parking lots. The project is proposed to be constructed in three development phases.
 - 2. Social and Support Services including active case management, job/career services, group and individual mental health therapy, physical wellness activities, and financial literacy programs.
- B. DEVELOPMENT AREA AND PHASING.
 - 1. Development Area - The approximately 3.46-acre development area, as depicted on Exhibit B- Conceptual Site Plan, shall be divided from the 33-acre parent parcel 21-283 and shall be a parcel onto itself.
 - 2. Project Phasing – The development shall be constructed in three phases:
 - a. Phase 1 shall consist of the construction of a 25-foot-wide private roadway, pedestrian sidewalks, 5-400 square foot single story single-occupancy homes, 2-600 square foot single story double-occupancy homes, and a 14-stall surface parking facility.
 - b. Phase 2 shall consist of 7-400 square foot single story single-occupancy homes, 3,150 square foot single-story community center, 1,200 square foot single story garage, 16-stall surface parking facility, 250 square foot single story pavilion, and a communal garden area.
 - c. Phase 3 shall consist of 5-400 square foot single story single-occupancy homes, 2-600 square foot single story double-occupancy homes, and a communal garden area.
- C. LAND-USE. Detached single-family residential uses are the only principal use permitted and shall be further regulated as follows:
 - 1. Tenure - all homes shall have a minimum lease term of 30 days.
 - 2. Occupancy - 400 square foot homes are limited to single-person occupancy and the 600 square foot homes are limited to two-person occupancy.

3. Accessory uses are limited to residents of the development and include a community center, parking facilities, gardens and supportive social service activities as included and detailed in Exhibit D – Operations Plan. Supportive social service are limited to residents of the development, will be administered by qualified/licensed professionals with assistance of trained volunteers. Social and supportive services activities are summarized as follows:
 - a. Active case management. Case management will be required for individuals enrolled in the rapid rehousing program and individuals receiving HUD VASH vouchers
 - b. Employment and career services
 - c. Group and individual mental health therapy
 - d. Physical wellness activities such as yoga, tai chi, massage, and chiropractic services
 - e. Mental health counseling services
 - f. Financial literacy programs

D. DIMENSIONAL REGULATIONS. Dimensional and area requirements shall meet the following regulations:

1. Lot Width and Area. Lot shall have a minimum of 95 feet of frontage/lot width along St. Anthony Drive right-of-way that expands to approximately 190 feet wide approximately 400 feet east of St. Anthony Drive right-of-way. Lot shall be approximately 1,040 feet in depth.
2. Setbacks.
 - a. Front yard setback (west): Minimum setback required from the St. Anthony Drive right-of-way is 400 feet.
 - b. Side yard setback (north and south): Minimum side yard setback is ten (10) feet.
 - c. Rear yard setback (east): Minimum rear yard setback is 100 feet
 - d. Allowed Encroachments: The private roadway, pedestrian walks and signage shall be permitted within the front yard setback. Communal gardens shall be permitted within the side and rear yard setbacks.
3. Height. The maximum building height for any structure within the development is 25 feet from established grade or 1.5 stories, whichever is less.
4. Impervious Surface. Maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.

E. ARCHITECTURAL DESIGN.

1. All home building designs shall generally comply with Exhibit C – Conceptual Building Elevations. They will include an open gable roof, covered front porch, primary front façade window and windows on all sides of the homes. The buildings shall be clad in horizontal vinyl siding. Architectural design of the homes shall also be subject to the following requirements:
 - a. The gable ends of both the covered porch and home itself shall include shake siding.
 - b. An additional window shall be added on both side façades of the structure.
 - c. There shall be a minimum of 3 distinct and different siding colors for homes so no more than 7 of the 21 homes will have the same siding color.
 - d. All window and door openings shall include trim in a contrasting color to the siding.
 - e. Front porches shall include railing that matches the color of the homes trim.
2. Community Center building shall be consistent in style and design with the single-family homes and shall meet the Building and Site Design Guidelines located in Green Bay Municipal Code, Chapter 44, Article XIX, Division 3.

F. STORM WATER MANAGEMENT AND GRADING PLAN. If necessary, a storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits.

1. The storm water management and grading plan shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A – Location Map.
2. Stormwater management facilities should function not only as a utility but also as an integral site amenity.
 - a. Green infrastructure and sustainable stormwater management practices are encouraged to be utilized throughout the site.
 - b. Traditional stormwater facilities shall be designed with landscaping providing human-scale interest and incorporating native plant species where possible.
 - c. Include public interface and interaction through the use of site amenities such as walking paths, sitting areas, art and educational/interpretive signage.

- G. SIGNAGE. Signage throughout the PUD area shall be regulated as follows:
1. Signage shall be regulated as the R-1 Low Density District per the Green Bay Municipal Code, Chapter 30, Article II.
 2. One development identity sign shall be permitted along the St. Anthony Drive right-of-way. It shall be limited to a monument style sign setback a minimum of 5 feet from the right-of-way, be no taller than 10 feet from established grade and no greater than 30 square feet in sign area. Sign may be internally or externally illuminated.
- H. REFUSE AND MECHANICALS. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 3, Section 44-1917 and further regulated as follows:
1. Refuse material containers and mechanical equipment shall not be located between any principal structure's front facade and the public right-of-way and shall be screened so as not to be visible from adjacent property and the public right-of-way with materials compatible to the nearest structure.
- I. PARKING. Motor vehicle parking shall consist of 28 parking stalls within two surface parking facilities and one utility garage as depicted on Exhibit B- Conceptual Site Plan. No motor vehicle parking shall be permitted on any other part of the development area.
1. Phase 1 shall include one of the two surface parking facilities and contain a minimum of 14 stalls.
 2. Phase 2 shall include one of the two surface parking facilities and contain a minimum of 14 stalls.
- J. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article V, Division 8. Additionally, "dusk to dawn" security lighting shall be installed throughout the PUD area and more specifically between the homes and at the community center.
- K. SECURITY. A minimum of 10 security cameras will be situated throughout the PUD area and at least 1 security camera at the community center. Additionally, an emergency evacuation plan shall be posted at the community center.
- L. LANDSCAPING. Landscaping throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 5 as if the project was a multiple family use

adjacent to residentially zoned property. Specific attention shall be given to screening parking lots from adjacent property.

M. ACCESS AND CIRCULATION. Access and circulation for automobile and pedestrian traffic shall be established in substantial conformity with Exhibit B- Conceptual Site Plan.

1. Private roadway shall be a minimum of 25 feet wide with access to St. Anthony Drive and shall be designed to afford appropriate EMS and utility vehicle access as approved by the Green Bay Metro Fire Department and the Department of Public Works.
2. Pedestrian access shall minimally be provided in the form of a paved 5-foot wide sidewalk/trail on both sides of the private roadway connecting St. Anthony Drive with all structures within the development area. Additionally, painted crosswalks across the private roadway and pedestrian crossing signs shall be located at the locations of the parking facilities.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2024.

APPROVED:

Eric Genrich, Mayor

ATTEST:

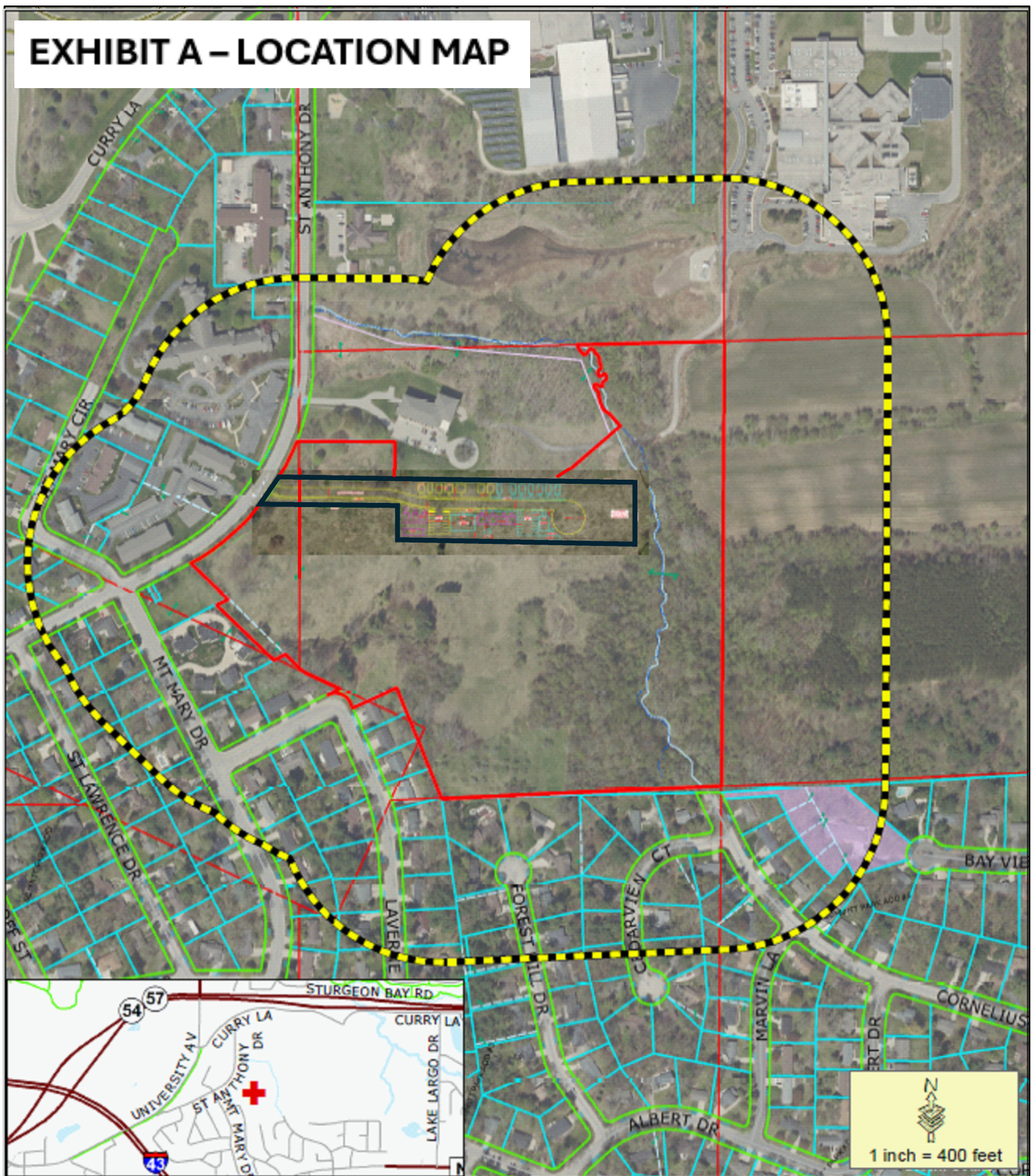
Celestine Jeffreys, City Clerk

db:

Attachments:

Exhibit A - Location Map
Exhibit B – Conceptual Site Plan
Exhibit C – Conceptual Building Elevations
Exhibit D – Operations Plan

EXHIBIT A – LOCATION MAP



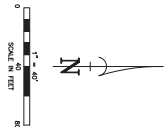
- Proposed PUD Site
- 400' + Property Owner Notice Area

Zoning Petition (ZP 24-04)
Proposed Planned Unit
Development (PUD) at
2890 St. Anthony Dr.

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 Map prepared by DB

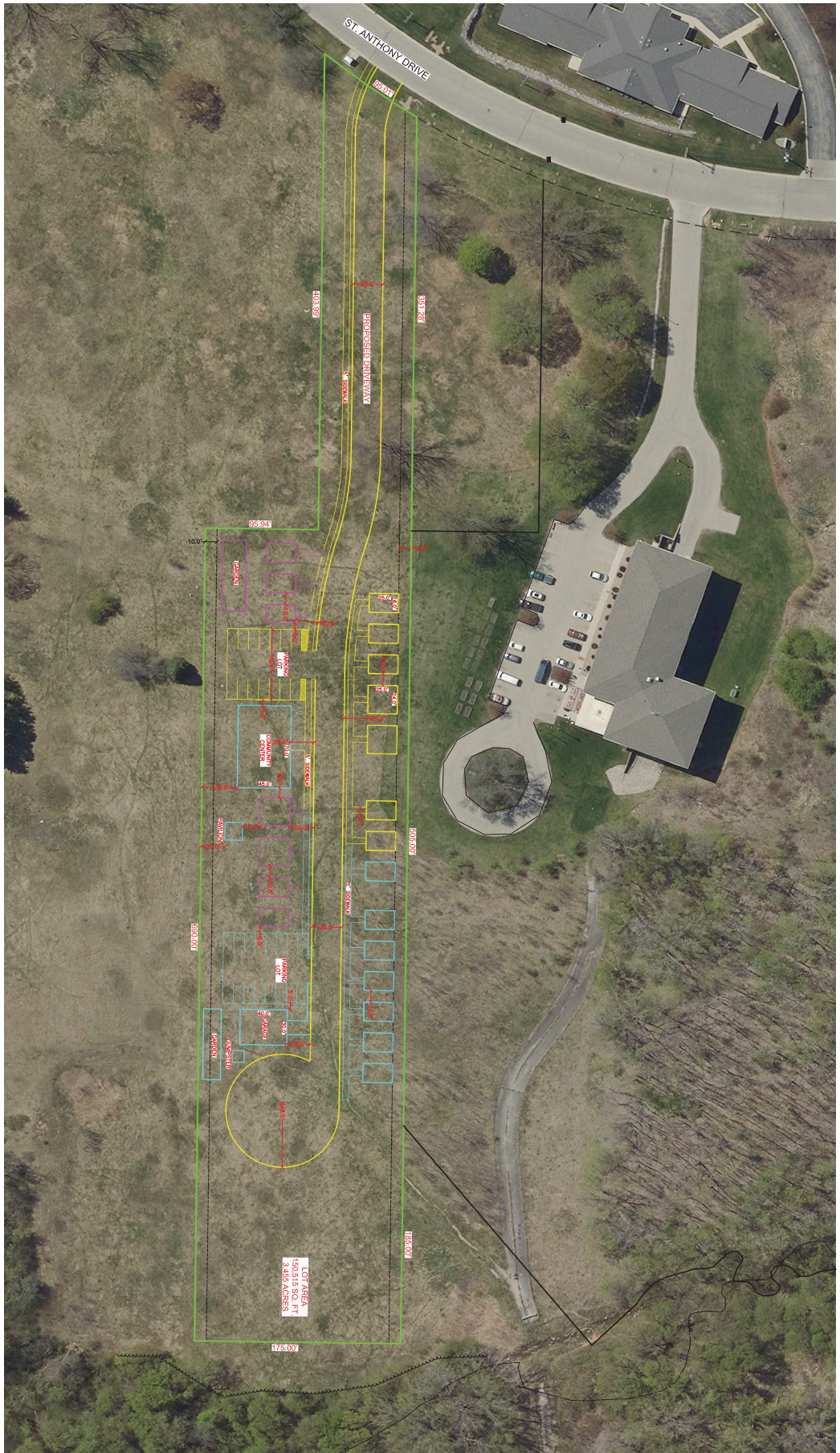


EXHIBIT B – CONCEPT SITE PLAN



LEGEND

PHASE 1
PHASE 2
PHASE 3



CONCEPTUAL LAYOUT VETERANS 1ST DEVELOPMENT

CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

DRAWN BY	CHECKED	APPROVED
LWL	GAZ	GAZ
NO.	DATE	REVISION

Martenson & Eisele, Inc.
 1377 Midway Road
 Menasha, WI 54952
 www.martenson-eisele.com
 info@martenson-eisele.com
 920.731.0381 1,800.236.0381

Planning
 Environmental
 Surveying
 Engineering
 Architecture

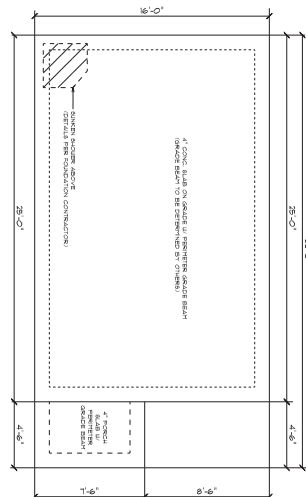
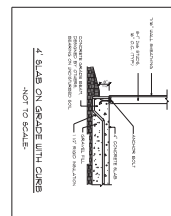
DRAWING NO.
1-1891-001

SCALE
DATE
1" = 40'
01-19-2024
COMPUTER FILE
1-1891-001 Concept.dwg

EXHIBIT C – CONCPET HOME ELEVATIONS

-NOT FOR CONSTRUCTION-

SQUARE FOOTAGE:
FIRST FLOOR: 407 SQ. FT.
COVERED PORCH: 34 SQ. FT.

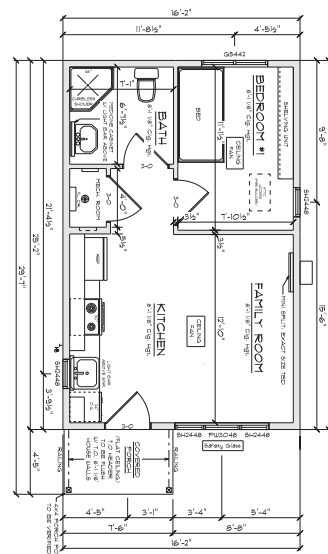
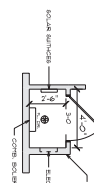


FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

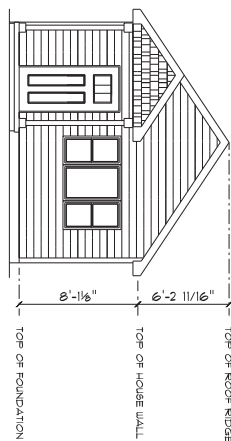
ENLARGED MECH. ROOM

SCALE: 1/4" = 1'-0"



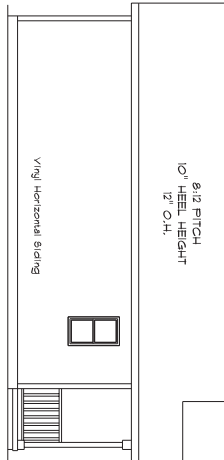
FLOOR PLAN

SCALE: 1/4" = 1'-0"



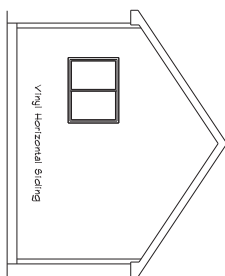
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



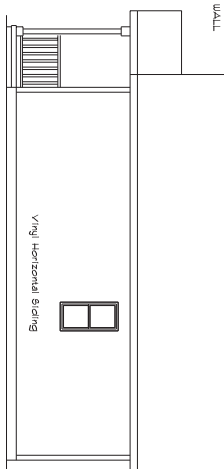
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
P.O. BOX 00001
GREEN BAY, WI 54307-0001

OFFICE:
7802 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920) 496-8080
FAX (920) 496-8080

COMPONENTS:
148 HORMANE TERRACE
GREEN BAY, WI 54303
PHONE (920) 496-8080
FAX (920) 496-8080

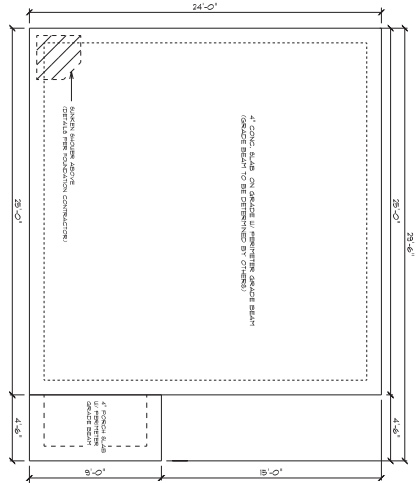
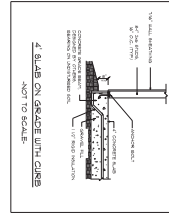


CUSTOM DESIGNED FOR:

VETERAN'S 16T OF NEW

JOB NAME: 400 SQ. FT. VETERAN'S HOME
DATE: APRIL 2ND, 2024
DRAWN BY: THOMAS HERRING
PLAN # 24-013-R

REV/ISSUE

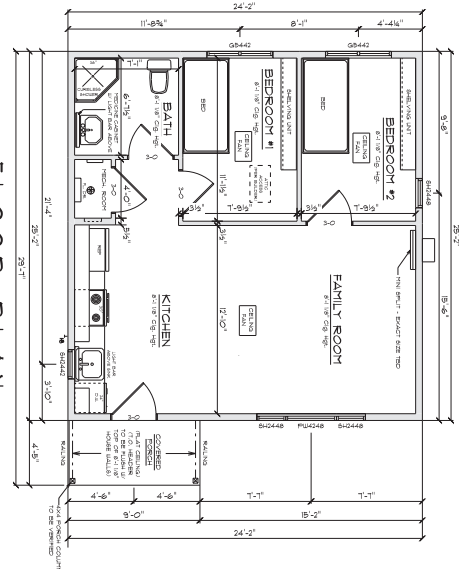
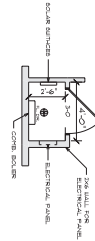


FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

ENLARGED MECH. ROOM

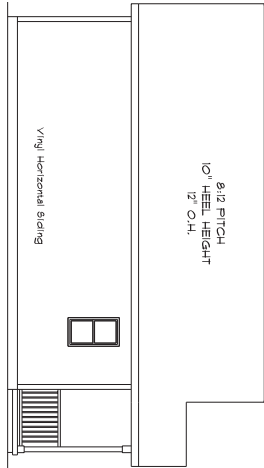
SCALE: 1/4" = 1'-0"



FLOOR PLAN

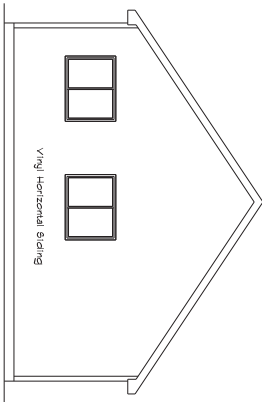
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:
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COVERED PORCH: 41 SQ. FT.



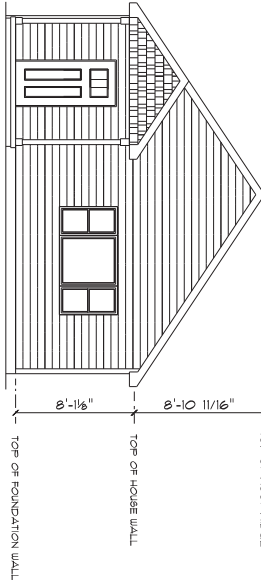
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



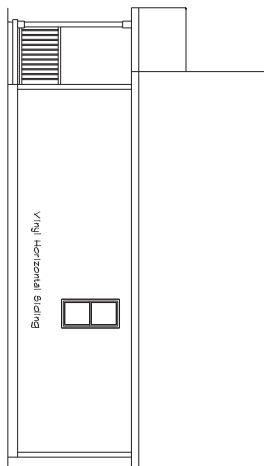
REAR ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

-NOT FOR CONSTRUCTION-

EXHIBIT D – OPERATING PLAN



Veterans 1st of NEW, Inc. Proposal

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Mission Statement

To offer Northeast Wisconsin veterans who are struggling with housing insecurity a safe, supportive place to call home amongst their fellow veterans. Our Veterans 1st Team will help veterans work on themselves to become self-sufficient.

Vision

Veterans 1st will help Northeast Wisconsin veterans by providing them with Rapid Rehousing and supportive services for up to 24 months, followed by the opportunity to move into Affordable Housing after completing counseling, job training, and job placement for an additional 3 years. We will give our area veterans a place to call home with wrap-around services to help them succeed with their purpose and a desire to become self-sufficient.

Program Overview

Initial

At the completion of construction, Veterans 1st of NEW will provide 4 Rapid Rehousing homes, 17 Affordable Homes and a Community Center where all the programming, career training and gatherings will take place in a Cottage Court with veteran mentorship.

Objectives

The case management program is the primary method whereby Veterans 1st of NEW achieves its fundamental goal of helping veterans find solutions to their current situation, make contacts with resources in the community, and address critical issues that affect their physical, emotional, and spiritual well-being.

Resident Management

- Enable residents to identify key issues that have caused their current situation
- Help residents create manageable goals that will result in successful transition to a normal lifestyle with a steady stream of income and stable housing
- ~~Help residents break goals down into manageable steps~~
- Monitor resident progress, give encouragement, create accountability, motivate
- Work with other case managers to identify problem areas and possible solutions

Resident Assessment

Purpose

We will assess each veteran coming into our program to effectively enable them to regain their independence in up to five years and offer programming to address any issues they may be struggling with. If they are successful and would like to stay to be a Squad Leader, they will be vetted and be responsible for the other members in their squad of 7 homes.

Indicators

There are indicators that help identify a person's level of personal accountability and ability to manage their own goals.

Since our program is designed around the needs of veterans who need to become self-sufficient, some are obvious if they are to succeed:

- Does the resident have a sustainable stream of income that is adequate to meet their needs? Is the resident willing to obtain a sustainable stream of income?
- Is the resident able to obtain a better paying job? Do they have a good employment record?
- Will the resident have a problem finding housing after the 5 years in the program? Will they have a problem with a referral from a previous landlord?
- Does the resident have a good credit history or financial record? Can they successfully pass a credit check? What is the size of their debt?
- Has the resident had a previous problem with substance use? If so, have they addressed it in a clear and responsible manner?
- Does the resident have a problem with health or mental health? Are they receiving appropriate treatment for their condition?

These are indicators that will help us to determine what tasks need to be accomplished if the resident is to be successful.

Tasks

What will residents have to do to complete our program successfully? Some tasks need to be accomplished by all residents.

- Rapid Rehousing (RRH) residents must find adequate employment or search for employment, volunteer, and attend meetings for at least 20 hours a week. Once they become employed, they will pay \$100 a month for rent plus 10% of their income going into a savings account for up to 24 months.
- Affordable Housing (AH) residents must find employment that will allow them to pay the Fair Market Value rent and encourage them to save up to 10% of their income to be able to obtain housing outside the village in up to 5 years.
- RRH residents will be required to open a savings account and will have to verify the status of the account at each case management session.
- RRH residents will be required to attend House meetings weekly and AH residents will be encouraged to attend.
- RRH residents will have to attend weekly case management sessions that will help them set and keep personal goals.

- All residents will have to keep their homes presentable and will be subject to regular inspections. RRH residents will be given weekly chores that will be checked for completion. Inspection scores will be part of their ongoing case management file.

Some tasks will depend upon the level of the resident, such as:

- RRH residents will be substance free. Those who have had problems in the past, or whose behavior indicates the possibility of substance abuse will be subject to random drug tests. Those who are in a drug or alcohol treatment program will have to supply a release of information to their case manager so that the results of testing can be verified.
- Group sessions that are designed around a specific need will be required whenever a resident has indicated a need for a particular group. Some groups would include 12-step groups, financial literacy, anger management, etc.
- Community Counseling will be available to residents who have demonstrated a need that should be addressed such as abuse issues, anger issues, etc.

Outcomes

Defining success is simple in most cases: The resident can leave the village with an adequate job and an adequate place to live after up to five years or stay on as a Squad Leader if they have the leadership skills to help manage other residents.

RRH residents Level 1

- Resolution of any problems that contributed to their current situation. An example would be debt that caused the resident to fail because of garnished wages, escalation of interest, etc. The residents will be required to attend the Financial Literacy classes to consolidate their bills and repay them at an agreed-upon level that will allow them to manage their level of income.
- Ongoing support groups. Local 12-step groups and veterans groups will help them overcome issues they may be struggling with.
- Continuing processes that remain uncompleted. Some residents will have issues that need follow-up. The residents will be encouraged to follow through with any processes that have begun, either through continuing counseling or through other means.

RRH resident Level 2

- If a RRH resident has a relapse, they will be given a relapse prevention plan where they will be required to attend three 12-step groups per week for one month and will be breathalyzed and drug tested more frequently. At Level 3, if they have another relapse, they will be given 72 hours to pack up and find other living arrangements.

Warning

You are receiving a warning notice for the following reason (s):

You are now at Level 3 case management track. This means that your exit goal will be no later than three days from now or on _____.

This will only change if you do the following:

I agree to the written contract above. I understand that I will be immediately exited from the program if I do not keep this contract.

Resident

Date

Case Manger

Date

Intake and Orientation

The purpose of resident intake and orientation is critical to the smooth operation of the program and the long-term well being of the residents. Both processes are necessary and have their own specific goals. In an ideal situation, a resident goes through the intake process prior to admission, followed by an orientation process when an opening becomes available.

After obtaining the intake form, the program manager will verify information on the form and complete pertinent background and criminal activity reports.

Intake

Goals

- Gather accurate, pertinent information
- Help prospective resident establish a healthy relationship to the program and staff
- Communicate the important and basic information
- Establish a sense of personal responsibility

Procedures

The Resident Intake form is the basic instrument for gathering initial information. Included on the form are questions that are used for gathering information. All questions on the form will be answered.

Initial items that must be covered on the intake include:

1. Process Intake Form and answers. Have them sign the form
2. Introduce Rules, Agreements and Addendums. (Inform them that the Case Manager may add additional requirements during future case management sessions). They must read and sign these forms
3. Introduce chores, house checks, and substance abuse policies for RRH residents
4. Provide a program schedule and highlight required meetings that they will be expected to attend prior to their orientation or first case management session.
5. Introduce and sign a Release of Information form

When the prospective client leaves the initial interview, they should have agreed to the basic rules, to keep their home clean and to do their chores. They should understand that their own personal conduct, their home, and the chores will be inspected and will help determine whether they will be allowed to remain in the program after the initial trial period.

Orientation

Goals

- Determine eligibility for further admission
- Distribute the orientation packet
- Confirm assignment of case manager and possible community counseling
- Distribute Welcome Basket and tour the Community Center and village

Determine eligibility for admission

Prior to meeting with the applicant, review the intake file, criminal background check, residential agreement, financial information, and assessment. Prepare an agenda that covers all pertinent areas and create an initial plan that will allow the orientation to be completed in one hour. If the applicant is not accepted into the program we will offer available options for other programs in the area, if appropriate.

Distribute the orientation packet

- House rules (special agreements may be left for 1st case manager session)
- Release of Information form (must be signed)
- Warning notice sample (discuss policy)
- Community Resource Guide
- Chore checklist (cover policy)
- Home inspection form (cover policy)
- Safety Plan (fire exits, smoke alarm policy, etc.)
- Program schedule (cover policy, highlight required meetings)
- Grievance form (mention that we have a grievance procedure)

Confirm assignment of case manager and possible community counseling

Discuss our case management and community counseling programs and answer any questions that may arise. Give residents the name of case manager and community counselor as well as the date and time of initial session with each.

When a choice must be made about who gets a room in the Rapid Rehousing homes, we will observe the following order of precedence:

1. Is the applicant from Brown County?
1. Is the applicant from another Northeast Wisconsin County?
2. Is the applicant willing to participate in program requirements?
3. Is the applicant willing to sign the Release of Information forms?
4. Is the applicant employed or willing to participate in job application activities, obtain a job, and maintain it for the duration of their time in the program?
5. Do they have the ability to maintain payment of program fees and rent?
6. What is their length of sobriety for the Rapid Rehousing homes?



Below is a list of all our Collaborators that we have contracts or agreements with.

Construction Team

Luradiance Design
Martinson & Eisele, Inc.
Geisler Group
Garritt Bader
Chad Buntin Construction
Hurkman Mechanical
Plumbers Local 400
Eland Electric
Electricians Local 158
Carpenters Local 1146
Operating Engineers Local 139
Greentech Renewables
Job Corps
Hands 4 Heroes
Macco's Flooring
R. K. installations
C.W. Custom Exterior
Leadership Green Bay Team 6
NWTC
Earthseed Landscaping
Kingdom Workers
Boldt Construction

Specialty

Architect
Survey & Site Engineers
Development Advisor
Development Advisor
Framers
Plumber, Permits
Plumbing Installation, Apprenticeships
Electricians, Permits
Electrical Installation, Apprenticeships
Carpentry, Apprenticeships
Site Prep
Solar materials, installation
Framing, siding, site work, trades
Installing all roofing
Donate all flooring
in-kind flooring installation
Exterior finish installation
Fundraise and build Garage
Apprenticeships, wall components
Landscaping
General Construction
Community Center Design/Build

Corporate Builds

Little Rapids Corporation
WELS Trucking Corporation
Associated Bank
Capital Credit Union
Abby Bank
Boldt Construction
Denmark American Legion
US Bank

Skilled Construction Foremen

Rick Groomwald	Construction Scheduler
Jeff Mohr	Engineer
Jerry Beiersdorf	Contractor
Ray Kerkhoff	Journeyman Concrete Finisher
Ron Umentum	Development Inspector

Sent to 90
NEIGHBORS on 3/3/24

Employment/Education

Department of Workforce Development	Michelle Flynn-Reineke	On-site 4 hours a week, career services, job placement
Mission Wisconsin	Steve Janke	On-site as needed, career services
Forward Services Corporation	Craig Coleman	On-site weekly, career services
NWTC	Ashely Drzewiecki	On-site education services as needed
UWGB	Nicole Stockman	On-site education services as needed
Little Rapids	Lisa Christer	Job opportunities
WEL Trucking	Matthew Pennings	Job opportunities
Schneider Trucking	Mathew Hastreiter	Job opportunities

Healthcare/Emotional Health

VA Clinic	Heather Grasse	Healthcare, Case Management, rental assistance
Vet Center	Scott Katska	Emotional Health Therapies
N.E.W. Community Clinic	Kim Frazen	Mental & Physical Healthcare
Br. Cty. Community Treatment Center	Eliza Killian	Mental Health, Case Management
Church Health Services	Candice Kreis	On-site Emotional Therapy monthly
Foundations Health & Wholeness	Sarah Graper	Mental Health, Case Management
9th Street Wellness Center	Karen Stoehr	On-site Chiropractic, Massage, Tai Chi, Yoga therapies
Resonate Body & Energy Healing	Jenelle Schroeder	On-site Massage Therapy
Beaming Equine Therapy	Katie Samuelson	On and off-site Horse Therapy monthly
Woodworking Classes	Rick Groonwald	Project classes monthly
Movement & Meditation	Amanda List	Classes for wellness

Financial Services & Assistance

Brown County Housing Authority	Patrick Leifker	Up to 70% of rental assistance
HUD VASH Vouchers	Patrick Leifker	Up to 70% of rental assistance
Associated Bank	Stan Kroil	On-site monthly Financial Literacy classes
Fox Valley Veterans Council	Tim Cody	Security deposit and rental assistance
Elks Club	Kelly Downard	\$300 Welcome Baskets and mattresses
Sofas for Service	Jeff Staad	Furnishings for 9 homes
Br. Cty. Veterans Service Office	Joe Aulik	File for VA Service-Connected Disability Claims
Cornerstone Mortgage	Kristy Van Lanen	Apply for VA Home Loan and help find homes to purchase
Movement Mortgage	Cathy Kohlbeck	Apply for VA Home Loan and help find homes to purchase

Programming Support Staff

Wisconsin Senior Employment	Darice Hannon	2-3 employees for office and security monitoring
Concordia University Intern	Dalton Lardinois	Occupational & Nutritional Therapist
Substance Use Counselor IT	Gail Nohr	Full-time assistance with resources and groups
Program Director	Gail Nohr	Full-time managing programs and volunteers
General Contractor/Mentor	Kim Nohr	Full-time managing the construction and volunteers
Security Architect and IT Specialist	Jonathan Davis	Part-time will monitor the security operations
Philanthropy Director	Jan Gertzfield	Part-time grants manager and donor relations
Housing Director	Amber Edwards	Administer the Housing Choice and HUD VASH vouchers
Vantage Point Property Management	Fran Bourassa	Assistance with Property Management

VETERANS 1ST OF NEW SECURITY PLAN

Security

24/7 security cameras	Jonathan Davis	Set up security cameras to view all houses
Front Desk Office Staff	All Staff	Monitor security cameras
Green Bay Police Department	911	Will be on-site in minutes if called
Squad Leaders	TBD	After hours monitoring of all activity
24/7 on call	Kim Nohr	Will address any issues as they arise within 20 minutes
24/7 on call	Gail Nohr	Will address any issues as they arise within 20 minutes
Security Advisor	Jeff Reince	Retired Corrections Officer as needed

The flyer that was illegally inserted in some neighbors mailboxes recently is TOTALLY false. Veterans 1st is NOT building 198 homes for homeless veterans. In 2024 we would like to build five 400 sq ft Fair Market Value rental affordable homes and two 600 sq ft homes, one of which will be our initial Community Center. In 2025 we would like to build five more 400 sq ft homes and two more 600 sq ft homes. In 2026 we would like to build the last seven 400 sq ft homes for a total of 21 homes and a Community Center. The affordable homes would be the similar cliental that are in the current Veterans Manor.

Gail did not say that she has “extensive mental health and substance abuse training”. She has been working with the recovery population for several years as a Wisconsin Certified Peer Specialist and as a Substance Abuse Counselor In Training. She is working on getting her full license with a local Treatment Center that she has been working at for a year now. The year before that she trained at a local Veterans Recovery Program. She has two Degrees and two Certificates from a local college. She will not be the only person working with residents in our program and will just be helping them with resources and getting connected to the professionals that we have listed in the above agencies if needed. We have 35 other professionals listed who are willing to come on-site to offer assistance weekly and/or monthly and as needed.

~~Kim has recently trained and applied for his Contractor license and worked for a custom home builder for eight~~ years early on in his career. After that he finished his career as a 29-year Journeyman Carpenter. On the first page you can see the 22 professional construction and development agencies that will be working with us to develop our Cottage Court. You can see the other five experienced construction foremen that will be on-site supervisors for the project.

You can also see what we have planned for security on site and 24/7. The cameras will be monitored and any neighbor who has any concerns can call Kim or Gail at 920-932-1763 or email info@veterans1stnew.com at any time and we will investigate the concern. All our residents will sign a contract that states that they will not be outside after 9:30 and will be quiet and considerate. They will also agree to not trespass on private property and if so, will face eviction. Brown County Housing Authority does extensive background checks and those on the Sex Offender Registry will not be accepted.

We have adequate parking and will have adequate lighting and landscaping to try to reduce the parking lot lights. The houses will be of three different varieties with three different subdued color schemes. We will be as north on our 3.5 acres of property close to Veterans Manor and a legal distance away from the Potters Field County Property that we will not disturb.

If you have any other concerns that we have not addressed above, please fill out the postcard and mail it back to us and we will address it as soon as possible.

Thank you,

Veterans 1st of NEW Staff



Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

SECURITY PLAN

The following security plan represents the Licensee's anticipated operations and procedures. It is a collection of guidelines that are not legally binding on the Licensee, but are intended to give the police department, the Green Bay Common Council, and the public a good picture of what the Licensee believes his or her business will look like and how it will operate. While the Licensee will not receive any citations for deviating from this security plan, it is a good idea to follow these guidelines because the Council may consider during renewal time how closely you follow your plan. If you deviate too far from your security plan and fail to update it at renewal time, it could adversely affect your license status.

Executive Director	Kim Nohr 8-1-58 Ph (920) 932-1763
Business Address:	2890 St. Anthony Drive Green Bay, WI 54311
License Type:	Planned Unit Development (PUD)
Building Owned or Leased:	Owned
Village Capacity:	25 beds
Parking Capacity/Availability:	28 spots
Anticipated Security:	Approximately 12 security cameras, one for every two Homes and two for the Community Center. 12 Dusk-to-Dawn lights between homes and Community Center.
Fire alarms/smoke detectors:	There will be fire alarms and smoke detectors in every Home and in the Community Center per code.
Evacuation Procedure:	There will be an emergency evacuation plan posted in the Community Center.
Security Staff Information:	There will be approx. 2 staff on site during normal business hours and 1 volunteers between 8:00am-5pm Monday through Friday. At nights and on weekends, there will be a Squad Leaders in charge of every 7 homes in their Squad.



Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

Neighborhood:

Veterans 1st will screen all clients upon entry to the program. We will utilize C CAP, Green Bay Municipal Court Records, Sex Offender Registry, US Dept. of Justice web site.

Police Services:

We will screen all applicants and call police with any Warrants on them. We Breathalyze all RRH residents As needed. We will allow police access to cameras' Surveillance upon request. We will meet with any Concerned neighbors.

Compliance with Laws:

Veterans 1st of NEW will comply with all PUD conditions And notify the city of any building modifications or Improvements made. We will comply with all city Ordinances.

By signing below, I agree that the security plan set forth above accurately represents my policies, procedures, and goals in running my business.

Licensee: _____

Date: _____

**VETERANS 1ST OF NEW
ADDENDUMS AND APPLICATIONS**



Veterans 1st of NEW, Inc. Rapid Rehousing (RRH) Addendum

All residents, staff, and volunteers of Veterans 1st of NEW, Inc. understand the importance of being a "good neighbor". Therefore, all residents, staff, and volunteers of Veterans 1st of NEW shall share common goals, which include but are not limited to:

1. I will maintain a peaceful, safe, and clean neighborhood and community. _____
2. I will respect others and their properties. I will stay on the trails in the neighborhood. _____
3. If a neighbor expresses concern, I will provide them with the Veterans 1st phone number of 920-932-1763 or info@veterans1stnew.com email and we will respond promptly. _____
4. When a complaint gets addressed from a neighbor, Veterans 1st of NEW will bring up the issue at the next house meeting. This will be addressed to ensure all residents understand and work together to keep peace and good neighbor conduct in place. _____
5. I will attend regular House Meetings and return home by 11:00 pm every night unless preapproved. _____
6. I will allow my Squad Leader and/or Staff to visit my home regularly. _____
7. I will remain substance free while in the RRH program and adhere to random alcohol/drug testing or immediate testing if drug use is suspected. For the first positive test I agree to a relapse prevention program. _____
8. I will meet with a case manager once a week and go to employment and wellness classes. _____
9. If unemployed, I will work with employment agencies to search and apply for employment, attend programming and volunteer for at least 20 hours a week. _____
10. I will pay a \$100 security deposit and \$400 a month by the 1st of every month. _____
11. I will save 10% of my income to be able to move into an affordable home in 24 months. _____
12. There will be no noise or outside activities after 9:30 pm. _____
13. I will complete my weekly chores by the following Monday morning when they will be checked. Chores will include but not be limited to shoveling sidewalks, mowing grass, cleaning the Community Center common areas, and other duties as assigned. _____
14. Visitors will need to be approved by staff 24 hours before the scheduled visit. If not approved, they will not be allowed to visit. _____
15. I agree to not have any guns in my possession while living at Veterans 1st. _____
16. If I am not in compliance with these rules, I will get a verbal notice. If not corrected I will be given a written contract. If not corrected, the eviction process will take place. _____

Relapse Prevention. In case of a relapse, I am required to attend 3-4 meetings a week, and the meeting sheet needs to be signed by the person running the meeting. **I must show proof of meeting attendance or will be asked to leave the program.** _____

- Depending on the severity of a relapse, I may be offered a relapse prevention program or be terminated from the program. Staff will evaluate each case individually. _____
- I agree if I relapse *again*, I will be asked to leave the program. _____

Resident Signature: _____ Date: _____



Veterans 1st of NEW, Inc. Affordable Home (AH) Addendum

All residents, staff, and volunteers of Veterans 1st of NEW, Inc. understand the importance of being a "good neighbor". Therefore, all residents, staff, and volunteers of Veterans 1st of NEW shall share common goals, which include but are not limited to:

1. I will maintain a peaceful, safe, and clean neighborhood and community. _____
2. I will respect others and their properties. I will stay on the trails in the neighborhood. _____
3. If a neighbor expresses concern, I will provide them with the Veterans 1st phone number of 920-932-1763 or info@veterans1stnew.com email and we will respond promptly. _____
4. When a complaint gets addressed from a neighbor, Veterans 1st of NEW will bring up the issue at the next house meeting. This will be addressed to ensure all residents understand and work together to keep peace and good neighbor conduct in place. _____
5. Attendance at regular House Meetings is encouraged. _____
6. I will be allowed to consume alcohol in the home but not outside the home. No illicit drugs will be allowed. _____
7. I will meet with a VA case manager as required if in the HUD VASH program. _____
8. I will work, volunteer, or go to school for at least 20 hours a week. _____
9. I agree to pay a \$500 security deposit. _____
10. I agree to pay monthly rent just below Fair Market Value, currently at \$840 by the 1st of every month or face eviction. _____
11. I will be encouraged to save 10% of my income to save money to be able to become self-sufficient and attend Financial Literacy Classes as provided. _____
12. AH residents will be encouraged to join veteran support groups and gatherings on-site. _____
13. There will be no noise or outside activities after 9:30 pm. _____
14. I agree not to have any guns in my possession while living at Veterans 1st. _____
15. If I am not in compliance with these rules, I will get a written notice. If not corrected I will be given a written contract. If not corrected, the eviction process will take place. _____

Resident Signature: _____ Date: _____



Veteran 1st Squad Lead Vetting Contract

1. I agree to attend training on Community Resources and emergency contacts. _____
2. I have a passion to help veteran residents and the ability to communicate effectively. _____
3. I agree to assist with issues that may come up with residents and visitors in the evening until the morning and call the 24-hour Staff line if I have questions. _____
4. If in sobriety, I have at least 3 years with no substance use. _____
5. I will relay any concerns to Veterans 1st Staff ASAP. _____
6. I will be given a reduced rent in exchange for my assistance. _____
7. I agree not to have any guns in my possession while living at Veterans 1st. _____

Name: _____ Date: _____

Identifying Data:

Name, age, presenting voluntarily, involuntarily, referral source, relationship status.

Presenting Problem:

What brings you in to see me today?

Mental Health Symptoms: Sleep, Appetite, depression, anxiety, concentration, memory, mood, ah, vh, paranoid thoughts, manic episodes, **suicidal/homicidal ideations**. You need to get a **timeline** of these symptoms as well (when did the problem start?)

Previous Treatment History: Mental health treatment history, AODA treatment history, types of treatment, inpatient, voluntary, involuntarily. Did they like it, hate, it, neutral, completed, or not? Physical, emotional, sexual abuse.

Family History: Mental/physical health, suicide attempts/completions, AODA issues, Adopted, biological.

Medical History: primary doctor, last physical, Medications including: current and past, mg, side effects, timeline, why they stopped, were they helpful, have you used more than prescribed. Use of caffeine and use of nicotine and amounts and duration. Physical health issues? Surgeries and allergies.

Employment History: Past and current jobs for 15 years, reason for change, issues with work, firings or promotions, enjoy current job, dirty UA's. Mental health symptoms affecting work?

Education History: Highest level of education, enjoy school, struggles, excel in areas, any schooling past HS, where?

AODA History: First time used, duration, **timeline** for each drug used, current use, amount, overdose history, how used, where, people. Any experimentation.

Gambling: issues or concerns.

Criminal History: probation/parole involvement, criminal history, misdemeanors, felonies, probation/parole officer, OWI's, (not traffic violations.)

Social (DSS, religion, financial, military.) Involvement with social services, religious affiliation, military history, financial issues or concerns.

Strengths:

Impressions: functioning at work, school, home? Does the person understand the problem? Is the person willing to change?

**Brown County Housing Authority
Housing Choice Voucher Program
Application Instructions**

Income Limits

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$33,450	\$38,200	\$43,000	\$47,750	\$51,600	\$55,400	\$59,250	\$63,050

The following documents must be received with your Preliminary Application in order for it to be processed. If all documents are not included, the application will be returned to you and your name will not be placed on the waiting list until the application is complete:

1. A signed and completed Preliminary Application
2. Verification of date of birth/legal identity for ALL household members:
 - Driver's license/state ID, birth certificate, permanent resident card, naturalization papers, or US Passport
 - (Hospital birth announcements are not accepted)
3. Verification of social security number for ALL household members:
 - Social Security Card, original Social Security Administration-issued document containing the name and SSN
 - (Forward and Medicare cards are not accepted)
4. Proof of Brown County residence (if claiming that preference):
 - TWO (2) of the following documents of your choice (Address on proof of residence documents MUST match the address you are residing at; the two documents must be from different sources):
 - Current/Valid Drivers License or State ID
 - Lease (signed by all adult parties listing current address and lease terms)
 - Utility Bill (gas, electric, water, cable, telephone) - Current (within last 30 days)
 - Mail from the Social Security Administration
 - Unemployment Benefits Letter
 - Letter from a Social Service Organization
 - Financial Institution Documentation (Bank Statement)
 - Educational or School Record
 - Credit Card Statement – Current (within last 30 days)
 - Employment/Check Stubs – Current (within last 30 days)
 - Voter Registration Record
 - Rent/Auto Insurance Policy
 - Vehicle Registration

5. Proof of your preference, if applicable (MUST BE ATTACHED):

- **Displaced due to a natural disaster or government action:** Statement from a government agency or service agency such as city officials or The Red Cross
- **Homeless:** Certification from a local social service agency
- **Veteran:** Copy of form DD214 or service discharge paperwork
- **Age 62 or Over:** Copy of birth certificate, baptismal certificate
- **Disability:** Copy of **ORIGINAL** SS/SSI benefit award letter
- **Households with Children under 18 years of age:** Copy of birth certificate

If the previous preferences do not apply to you:

Brown County Residents:

Will be placed on the waiting list as of the date and time the completed application was received. After applicants with the above preferences are assisted, all other Brown County applicants will be selected from the waiting list.

Non-Brown County Residents:

Will not be selected from the waitlist until all Brown County applicants have been assisted.

When selected from the waitlist and offered assistance, Non-Brown County Residents **MUST** reside in Brown County for at least 12 months prior to being able to exercise portability to a different Housing Authority's jurisdiction.

Additional Information:

Please note that completed applications will be placed on the waiting list in order of date and time received. You will receive a notification letter when your name is placed on the waiting list.

The wait time to be assisted is subject to change without notice due to funding sources.

Once your application is submitted, you **MUST** notify Integrated Community Solutions **IN WRITING** of any:

- change in mailing address or
- change in household members

Integrated Community Solutions (ICS) administers the housing assistance programs for the Brown County Housing Authority. In order to respond to the widest possible range of housing needs, we operate several housing programs and serve more than 3,200 households in Brown County. An extensive, stringent application process is in place for the programs we provide.

All applicants are subject to a criminal background check. If there are any incidents of drug activity or violent behavior within the past three years for a misdemeanor or city ordinance violation, or five years for a felony, the applicant is ineligible for the program. Anyone on the sex offender registry is also ineligible.

PRELIMINARY APPLICATION

PLEASE COMPLETE THIS FORM AND RETURN TO:

Integrated Community Solutions

2605 S. Oneida St, Suite 106; Green Bay, WI 54304

Office Use Only									
Received/Revised	Unit	Size	Preference						
			T	P1	P2	P3	P4	P5	P6 P7
			T	P1	P2	P3	P4	P5	P6 P7
			T	P1	P2	P3	P4	P5	P6 P7

Name: _____

Legal / Residential address: _____

Mailing Address: _____

(You MUST provide a valid mailing address)

City, State, Zip: _____

Note: If your legal or mailing address changes, you must notify this office to maintain your waiting list status.

Evidence of legal /residential address (copy of Drivers License or State ID only), social security cards and birth certificates for all household members MUST accompany this form when returned. Preliminary applications returned without this evidence will be denied.

Please list all former/maiden names: _____

Email address: _____

Part 1: Head of Household

Please complete this part for the Head of Household.

Social Security Number _____

Date of Birth _____

Sex ☐ Female ☐ Male

Are you willing to move when offered assistance ☐ Yes ☐ No

Are you Disabled ☐ Yes ☐ No

Home Telephone _____

Other Telephone _____

Other Telephone Type ☐ Work ☐ Other Specify: _____

Race
(Check One Box)

- ☐ White
☐ Black/African American
☐ American Indian/
Alaska Native
☐ Asian
☐ Native Hawaiian/Other
Pacific Islander

Ethnicity
(Check One Box)

- ☐ Hispanic
☐ Not Hispanic

Racial and ethnic data for
statistical purposes only.

Part 2: Household Information

List information for adults first, then children under age 18. Use "F" or "M" to indicate sex. If a household member is disabled check the "Y" check box, if not disabled, check "N." List relationship of each person to the Head of Household. Attach additional sheet if family has more than ten members.

Last Name	First Name	Social Security #	Date of Birth	Sex	Disabled	Relationship
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____

Please Continue to Part 3

PRELIMINARY APPLICATION

Part 3: Family Income and Assets

List total gross income (before taxes) and payments received by each family member age 18 or older for wages, military pay, pensions, social security, SSI, welfare, child support, unemployment, business, profession or any other source. Include payments made to family members age 18 or older on behalf of other family members under age 18.

<u>First Name</u>	<u>Gross Income</u>	<u>How Often</u>	<u>If Income is from Wages, List Address of Employer</u>
_____	\$ _____	☐ Weekly ☐ Every 2 Weeks ☐ Monthly ☐ Yearly	_____
_____	\$ _____	☐ Weekly ☐ Every 2 Weeks ☐ Monthly ☐ Yearly	_____
_____	\$ _____	☐ Weekly ☐ Every 2 Weeks ☐ Monthly ☐ Yearly	_____
_____	\$ _____	☐ Weekly ☐ Every 2 Weeks ☐ Monthly ☐ Yearly	_____
_____	\$ _____	☐ Weekly ☐ Every 2 Weeks ☐ Monthly ☐ Yearly	_____

List total cash value and total income received for assets owned by all family members.

<u>Type of Asset</u>	<u>Cash Value of Asset</u>	<u>Income Earned from Asset</u>
Checking Accounts	\$ _____	\$ _____
Savings Accounts	\$ _____	\$ _____
Stocks, Bonds, CDs, Investment	\$ _____	\$ _____
Real Estate	\$ _____	\$ _____
Other	\$ _____	\$ _____

Part 4: Eligibility and Preferences

Preferences (Check ALL applicable boxes for the preference you are claiming):

Documentation of preference(s) claimed must be included with application.

- ☐ **Displaced due to a natural disaster or government action:** Statement from a government agency or service agency such as a city official or The Red Cross
- ☐ **Homeless:** Certification from a local social service agency that is providing case management
- ☐ **Veteran:** Copy of Form DD214 or Service Discharge Paperwork. Applicants for Veterans Manor who are referred by Center for Veterans Issues (CVI) will be given additional preference - please provide CVI referral form.
- ☐ **Elderly (Age 62 or older):** Copy of birth certificate, baptismal certificate, or state-issued ID Card
- ☐ **Disability:** Copy of ORIGINAL Social Security/SSI benefit award letter
- ☐ **Households with Children under 18 Years of Age** Copy of Birth Certificate, baptismal certificate, or state-issued ID Card

Part 5: U.S. Citizenship Notification and Certification

Housing may be contingent upon the submission and verification of evidence of citizenship or eligible immigration status prior to the time housing is made available. Based on the evidence submitted at that time, assistance may be prorated, denied or terminated following appeals and informal hearing processes.

I certify that the information on this form is true and complete to the best of my knowledge and belief. I understand that I can be fined up to \$10,000, or imprisoned up to five years if I furnish false or incomplete information.

X

Applicant Signature

Date

PRELIMINARY APPLICATION

PLEASE COMPLETE THIS FORM AND RETURN TO:

Integrated Community Solutions

2605 S. Oneida St, Suite 106; Green Bay, WI 54304

Office Use Only	
Received/Revised	Unit Size Preference
	T P1 P2 P3 P4 P5 P6 P7
	T P1 P2 P3 P4 P5 P6 P7
	T P1 P2 P3 P4 P5 P6 P7

Name: _____

Legal / Residential address: _____

Mailing Address: _____

(You MUST provide a valid mailing address)

City, State, Zip: _____

Note: If your legal or mailing address changes, you must notify this office to maintain your waiting list status.

Evidence of legal /residential address (copy of Drivers License or State ID only), social security cards and birth certificates for all household members MUST accompany this form when returned. Preliminary applications returned without this evidence will be denied.

Please list all former/maiden names: _____

Email address: _____

Part 1: Head of Household

Please complete this part for the Head of Household.

Social Security Number _____

Date of Birth _____

Sex ☐ Female ☐ Male

Are you willing to move when offered assistance ☐ Yes ☐ No

Are you Disabled ☐ Yes ☐ No

Home Telephone _____

Other Telephone _____

Other Telephone Type ☐ Work ☐ Other Specify: _____

Race
(Check One Box)

- ☐ White
☐ Black/African American
☐ American Indian/
Alaska Native
☐ Asian
☐ Native Hawaiian/Other
Pacific Islander

Ethnicity
(Check One Box)

- ☐ Hispanic
☐ Not Hispanic

Racial and ethnic data for
statistical purposes only.

Part 2: Household Information

List information for adults first, then children under age 18. Use "F" or "M" to indicate sex. If a household member is disabled check the "Y" check box, if not disabled, check "N." List relationship of each person to the Head of Household. Attach additional sheet if family has more than ten members.

Last Name	First Name	Social Security #	Date of Birth	Sex	Disabled	Relationship
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____

Please Continue to Part 3

There are two types of vouchers available through the Brown County Housing Authority. The first is the Housing Choice Voucher Program and the second is the Project Based Voucher Program. Below, you are provided a brief description of each housing assistance voucher program available through our agency.

Please indicate which waiting list(s) you would like to be placed on by putting an "x" in the checkbox next to the name:



☐ **Housing Choice Voucher Program:**

The Housing Choice Voucher (HCV) program allows participants to select the unit they want to reside in, dependent on the affordability of the unit. Upon receiving a Housing Choice Voucher, the program participant will need to search for an available unit with a landlord who is willing to accept rental assistance. The waiting list timeframe varies on an individual basis, but preference is given to residents of Brown County.

Project Based Voucher Program:

Project Based units are specific units in Brown County that have a voucher assigned to them. A program participant receives rental assistance because they live in a unit with a Project Based Voucher. In most cases, the assistance remains with the unit after a client vacates that unit. However, a family may be able to receive a Housing Choice Voucher, enabling them to move with rental assistance after the initial 12 months of their lease (if vouchers are available). There are a number of different Project Based Voucher landlords.

Please select the Project Based Voucher waiting list(s) you would like to be placed on (if any):

☐ **Berkshire Ashwaubenon Apartments:**

Berkshire Ashwaubenon Apartments has 8 three-bedroom project based voucher units, located on Mike McCarthy Way. *To be eligible for these units, applicant household must qualify for a three-bedroom voucher.*

☐ **Ecumenical Partnership for Housing (EPH):**

EPH has Project Based units that are targeted toward homeless families with children who are exiting shelter or transitional housing. *To be eligible for this waiting list, applicant must 1) submit a letter of referral to EPH from a local shelter or transitional housing program, indicating that the family would be a good candidate for transitional case management AND 2) submit a Preliminary Application to ICS and select the EPH waiting list on this form.*

☐ **Green Bay Housing Authority – Scattered Sites:**

The Green Bay Housing Authority has a wide variety of unit types (apartments, duplexes, single family homes) scattered across Brown County.

☐ **Neighborhood Housing Services (NHS) - Managed by Main Street Management:**

Neighborhood Housing Services has a wide variety of unit types (apartments, duplexes, single family homes) scattered across Brown County.

☐ **Printery Row Apartments:**

Printery Row Apartments has one- & two-bedroom units and is located in Pulaski. The development was formerly the Franciscan Publisher's Building and is on the National Register of Historic Places.

☐ **Pulaski Senior Homes/Parkside Apartments:**

Pulaski Senior Homes is a complex in Pulaski that serves seniors and persons with disabilities. *To be eligible for this waiting list, applicant must be over the age of 62 or provide verification of disability (copy of original SS/SSI benefit award letter).*

☐ **Veterans Manor:**

Veterans Manor is a Project Based development in east Green Bay that offers supportive living and on-site services for low-income Veterans. The property has 50 one-bedroom units. *To be eligible for this waiting list, applicant must provide a copy of form DD214 or service discharge papers.*

☐ **Woodland Park & Trail Creek Apartments:**

Woodland Park and Trail Creek are developments in east Green Bay that serve seniors and persons with disabilities. *To be eligible for this waiting list, applicant must be over the age of 62 or provide verification of disability (copy of original SS/SSI benefit award letter).*

Printed Name of Applicant

Signature of applicant

Social Security number of Applicant

Date

Authorization for the Release of Information

HA requesting release of information:

Integrated Community Solutions
2605 S Oneida St Suite 106
Green Bay, WI 54304

(920) 498-3737

Authority: 42 U.S.C. 1437f and 3535(d), implemented at 24CFR 982.551(b).

Purpose: In signing this consent form, you are authorizing HUD and the above-named HA to request information including but not limited to: identity and marital status, employment income and assets, residences and rental activity, Medical or Child Care Allowances, Credit and Criminal Activity. HUD and the HA need this information to verify your eligibility for assisted housing benefits and that these benefits are set at the correct level. HUD and the HA may participate in computer matching programs with these sources in order to verify your eligibility and level of benefits.

Uses of Information to be Obtained: HUD is required to protect the information it obtains in accordance with the Privacy Act of 1974, 5 U.S.C. 552a. HUD may disclose information (other than tax return information) for certain routine uses, such as to other government agencies for law enforcement purposes, to Federal agencies for employment suitability purposes and to HAs for the purpose of determining housing assistance. The HA is also required to protect the information it obtains in accordance with any applicable State privacy law. HUD and HA employees may be subject to penalties for unauthorized disclosures or improper uses of the information that is obtained based on the consent form.

Who Must Sign the Consent Form: Each member of your household who is 18 years of age or older must sign the consent form. Additional signatures must be obtained from new adult members joining the household or whenever members of the household become 18 years of age.

Consent: I consent to allow HUD or the HA to request and obtain any information from any Federal, State, or local agency, organization, business, or individual for the purpose of verifying my eligibility and level of benefits under HUD's assisted housing programs. I understand that HAs that receive information under this consent form cannot use it to deny, reduce or terminate assistance without first independently verifying the information obtained. In addition, I must be given an opportunity to contest those determinations. This consent form expires 15 months after signed.

Signatures:

Head of Household

Date

Social Security Number (if any) of Head of Household

Spouse

Date

Other Family Member over age 18

Date

Other Family Member over age 18

Date

Previous Landlords (including Public Housing Agencies)
Courts and Post Offices
Schools and Colleges
Law Enforcement Agencies
Support and Alimony Providers
Past and Present Employers
Social Service Agencies
State Unemployment Agencies
State Wage Information Collection Agencies
Social Security Administration
Medical and Child Care Providers
Veterans Administration
Retirement Systems
Banks and other Financial Institutions
Credit Providers and Credit Bureaus
Utility Companies
Internal Revenue Service

Other Family Member over age 18

Date

Other Family Member over age 18

Date

Other Family Member over age 18

Date

Other Family Member over age 18

Date

Document ID: 11457816132

Penalties for Misusing this Consent:

HUD, the HA and any owner (or any employee of HUD, the HA or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this form is restricted to the purposes cited above. Any person who knowingly or willfully requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD, the HA or the owner responsible for the unauthorized disclosure or improper use.



Supplemental and Optional Contact Information for HUD-Assisted Housing Applicants

SUPPLEMENT TO APPLICATION FOR FEDERALLY ASSISTED HOUSING

This form is to be provided to each applicant for federally assisted housing

Instructions: Optional Contact Person or Organization: You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update, remove, or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

Applicant Name:	
Mailing Address:	
Telephone No:	Cell Phone No:
Name of Additional Contact Person or Organization:	
Address:	
Telephone No:	Cell Phone No:
E-Mail Address (if applicable):	
Relationship to Applicant:	
Reason for Contact: (Check all that apply) ☐ Emergency ☐ Unable to contact you ☐ Termination of rental assistance ☐ Eviction from unit ☐ Late payment of rent ☐ Assist with Recertification Process ☐ Change in lease terms ☐ Change in house rules ☐ Other: _____	
Commitment of Housing Authority or Owner: If you are approved for housing, this information will be kept as part of your tenant file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you.	
Confidentiality Statement: The information provided on this form is confidential and will not be disclosed to anyone except as permitted by the applicant or applicable law.	
Legal Notification: Section 644 of the Housing and Community Development Act of 1992 (Public Law 102-550, approved October 28, 1992) requires each applicant for federally assisted housing to be offered the option of providing information regarding an additional contact person or organization. By accepting the applicant's application, the housing provider agrees to comply with the non-discrimination and equal opportunity requirements of 24 CFR section 5.105, including the prohibitions on discrimination in admission to or participation in federally assisted housing programs on the basis of race, color, religion, national origin, sex, disability, and familial status under the Fair Housing Act, and the prohibition on age discrimination under the Age Discrimination Act of 1975.	

☐ Check this box if you choose not to provide the contact information.

--	--

Signature of Applicant

Date

The information collection requirements contained in this form were submitted to the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The public reporting burden is estimated at 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Section 644 of the Housing and Community Development Act of 1992 (42 U.S.C. 13604) imposed on HUD the obligation to require housing providers participating in HUD's assisted housing programs to provide any individual or family applying for occupancy in HUD-assisted housing with the option to include in the application for occupancy the name, address, telephone number, and other relevant information of a family member, friend, or person associated with a social, health, advocacy, or similar organization. The objective of providing such information is to facilitate contact by the housing provider with the person or organization identified by the tenant to assist in providing any delivery of services or special care to the tenant and assist with resolving any tenancy issues arising during the tenancy of such tenant. This supplemental application information is to be maintained by the housing provider and maintained as confidential information. Providing the information is basic to the operations of the HUD Assisted-Housing Program and is voluntary. It supports statutory requirements and program and management controls that prevent fraud, waste and mismanagement. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Privacy Statement: Public Law 102-550, authorizes the Department of Housing and Urban Development (HUD) to collect all the information (except the Social Security Number (SSN)) which will be used by HUD to protect disbursement data from fraudulent actions.



U.S. Department of Housing and Urban Development Office of Public and Indian Housing

DEBTS OWED TO PUBLIC HOUSING AGENCIES AND TERMINATIONS

Paperwork Reduction Notice: Public reporting burden for this collection of information is estimated to average 7 minutes per response. This includes the time for respondents to read the document and certify, and any recordkeeping burden. This information will be used in the processing of a tenancy. Response to this request for information is required to receive benefits. The agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The OMB Number is 2577-0266, and expires 04/30/2023.

NOTICE TO APPLICANTS AND PARTICIPANTS OF THE FOLLOWING HUD RENTAL ASSISTANCE PROGRAMS:

- Public Housing (24 CFR 960)
- Section 8 Housing Choice Voucher, including the Disaster Housing Assistance Program (24 CFR 982)
- Section 8 Moderate Rehabilitation (24 CFR 882)
- Project-Based Voucher (24 CFR 983)

The U.S. Department of Housing and Urban Development maintains a national repository of debts owed to Public Housing Agencies (PHAs) or Section 8 landlords and adverse information of former participants who have voluntarily or involuntarily terminated participation in one of the above-listed HUD rental assistance programs. This information is maintained within HUD's Enterprise Income Verification (EIV) system, which is used by Public Housing Agencies (PHAs) and their management agents to verify employment and income information of program participants, as well as, to reduce administrative and rental assistance payment errors. The EIV system is designed to assist PHAs and HUD in ensuring that families are eligible to participate in HUD rental assistance programs and determining the correct amount of rental assistance a family is eligible for. All PHAs are required to use this system in accordance with HUD regulations at 24 CFR 5.233.

HUD requires PHAs, which administers the above-listed rental housing programs, to report certain information at the conclusion of your participation in a HUD rental assistance program. This notice provides you with information on what information the PHA is required to provide HUD, who will have access to this information, how this information is used and your rights. PHAs are required to provide this notice to all applicants and program participants and you are required to acknowledge receipt of this notice by signing page 2. Each adult household member must sign this form.

What information about you and your tenancy does HUD collect from the PHA?

The following information is collected about each member of your household (family composition): full name, date of birth, and Social Security Number.

The following adverse information is collected once your participation in the housing program has ended, whether you voluntarily or involuntarily move out of an assisted unit:

1. Amount of any balance you owe the PHA or Section 8 landlord (up to \$500,000) and explanation for balance owed (i.e. unpaid rent, retroactive rent (due to unreported income and/ or change in family composition) or other charges such as damages, utility charges, etc.); and
2. Whether or not you have entered into a repayment agreement for the amount that you owe the PHA; and
3. Whether or not you have defaulted on a repayment agreement; and
4. Whether or not the PHA has obtained a judgment against you; and
5. Whether or not you have filed for bankruptcy; and
6. The negative reason(s) for your end of participation or any negative status (i.e., abandoned unit, fraud, lease violations, criminal activity, etc.) as of the end of participation date.

Who will have access to the information collected?

This information will be available to HUD employees, PHA employees, and contractors of HUD and PHAs.

How will this information be used?

PHAs will have access to this information during the time of application for rental assistance and reexamination of family income and composition for existing participants. PHAs will be able to access this information to determine a family's suitability for initial or continued rental assistance, and avoid providing limited Federal housing assistance to families who have previously been unable to comply with HUD program requirements. If the reported information is accurate, a PHA may terminate your current rental assistance and deny your future request for HUD rental assistance, subject to PHA policy.

How long is the debt owed and termination information maintained in EIV?

Debt owed and termination information will be maintained in EIV for a period of up to ten (10) years from the end of participation date or such other period consistent with State Law.

What are my rights?

In accordance with the Federal Privacy Act of 1974, as amended (5 USC 552a) and HUD regulations pertaining to its implementation of the Federal Privacy Act of 1974 (24 CFR Part 16), you have the following rights:

1. To have access to your records maintained by HUD, subject to 24 CFR Part 16.
2. To have an administrative review of HUD's initial denial of your request to have access to your records maintained by HUD.
3. To have incorrect information in your record corrected upon written request.
4. To file an appeal request of an initial adverse determination on correction or amendment of record request within 30 calendar days after the issuance of the written denial.
5. To have your record disclosed to a third party upon receipt of your written and signed request.

What do I do if I dispute the debt or termination information reported about me?

If you disagree with the reported information, you should contact in writing the PHA who has reported this information about you. The PHA's name, address, and telephone numbers are listed on the Debts Owed and Termination Report. You have a right to request and obtain a copy of this report from the PHA. Inform the PHA why you dispute the information and provide any documentation that supports your dispute. HUD's record retention policies at 24 CFR Part 908 and 24 CFR Part 982 provide that the PHA may destroy your records three years from the date your participation in the program ends. To ensure the availability of your records, disputes of the original debt or termination information must be made within three years from the end of participation date; otherwise the debt and termination information will be presumed correct. Only the PHA who reported the adverse information about you can delete or correct your record. Your filing of bankruptcy will not result in the removal of debt owed or termination information from HUD's EIV system. However, if you have included this debt in your bankruptcy filing and/or this debt has been discharged by the bankruptcy court, your record will be updated to include the bankruptcy indicator, when you provide the PHA with documentation of your bankruptcy status.

The PHA will notify you in writing of its action regarding your dispute within 30 days of receiving your written dispute. If the PHA determines that the disputed information is incorrect, the PHA will update or delete the record. If the PHA determines that the disputed information is correct, the PHA will provide an explanation as to why the information is correct.

This Notice was provided by the below-listed PHA:

**I hereby acknowledge that the PHA provided me with the
*Debts Owed to PHAs & Termination Notice:***

Signature

Date

Printed Name



ATTENTION!

THE BROWN COUNTY HOUSING AUTHORITY USES A PRIVATE INVESTIGATION SERVICE TO SCREEN ALL PROGRAM APPLICANTS.

IF YOU HAVE RECENT CRIMINAL HISTORY OF:

- **DRUGS**
- **VIOLENCE**
- **GANG-RELATED ACTIVITY**
- **NAME ON SEXUAL OFFENDER REGISTRY**

...YOUR APPLICATION TO THE PROGRAM WILL BE DENIED.

"RECENT" IS DEFINED AS 3 YEARS PAST THE OFFENSE DATE FOR A MISDEMEANOR OR CITY ORDINANCE VIOLATION, OR 5 YEARS PAST THE OFFENSE DATE FOR A FELONY. THOSE ON THE SEX OFFENDER REGISTRY ARE INELIGIBLE FOR THE ENTIRE DURATION THEY ARE REQUIRED TO REGISTER.

Additional Notes:

- **All enrolled household members are screened annually.**
- **Unreported household members or unreported income will result in program termination, housing fraud charges, and potentially a small claims court judgement requiring that housing assistance be paid back.**
- **Providing false information on your application is grounds for denial.**



Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

INTAKE CHECKLIST

Interview

1. What brought you here? Referral?
2. Do you have a DD214?
3. Do you have an Other Than Dishonorable discharge?
4. Why do you want to stay at Veterans 1st?
5. For Rapid Rehousing (RRH) there is a \$100 security deposit with \$400 monthly rent due by the 1st
6. For the Affordable Housing (AF) there is a \$500 security deposit with \$840 monthly rent due by the 1st
7. RRH residents will be breathalyzed as needed due to no alcohol consumption
8. RRH and AF residents will be urine drug tested as needed
9. RRH curfew will be 11:00 pm unless documented for work
10. RRH weekly chores will be completed
11. RRH must be employed within the first month

Application

1. Give application
2. Photocopy ID
3. Review application. Look for missing information
4. Begin Intake form
5. For RRH ask in-depth medical history, mental health history, medications
6. Substance Use: last use of marijuana, alcohol. What other drugs have you used? When last?
Prescription medications not prescribed to you
7. Verify probation/parole status
8. Program fees and security deposit due. Remind next payment is due the 1st of the month (prorated)
9. Sign consents

Welcome

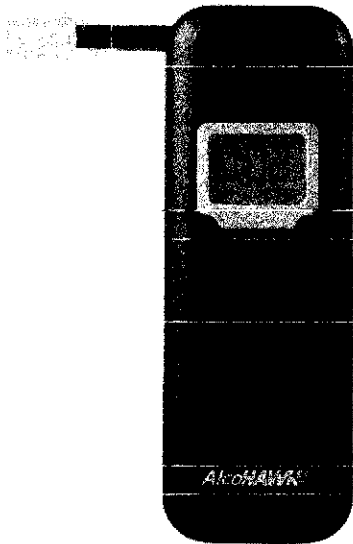
1. House assignment. Name on chore whiteboard. Door code will be given.
2. Tour Community Center and show computer room, office, kitchen.
3. Med closet. (Remind that ALL meds need to be secured. Get a weekly pill sorter)
4. For RRH, bags will be searched
5. Take to room. Show how to lock door. Remind to lock when leaving. Must keep my home clean and allow it to be inspected regularly by Veterans 1st staff and Squad Leader.



DrugTestsInBulk.com

Keeping Businesses Safe, One Test at a Time!

[Home](#) > [AlcoHAWK Ultra Slim Breathalyzer](#)



AlcoHAWK Ultra Slim Breathalyzer

< >

The AlcoHAWK Ultra Slim Breathalyzer is one of the most affordable and accurate semiconductor breath alcohol screening devices on the market. It features a sleek personal design roughly the size of a cell phone made of impact resistant abs material. The unit screens for the presence of alcohol quickly and is an ideal solution for a discreet easy-to-use unit.

Availability: In stock

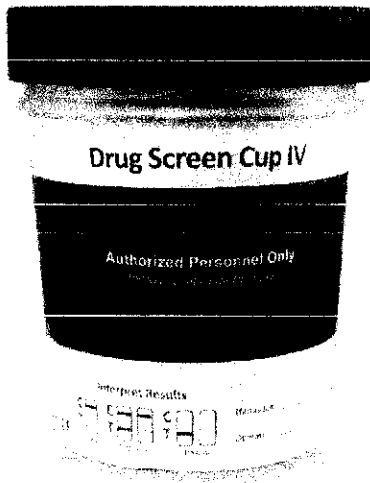
4.7 ★★★★★
Google
Customer Reviews

UP TO 70% OFF POPULAR PRODUCTS



DrugTestsInBulk.com
Keeping Businesses Safe, One Test at a Time!

🏠 > Twelve Panel Drug Screen Cup IV Drug Test (CLIA Waived)



Twelve Panel Drug Screen Cup IV Drug Test (CLIA Waived) < >

- Up to 12 Drugs
- CLIA Waived
- Results in 5 Minutes
- Easy to Read Results
- Built in Temp Strip

Availability: In stock

(Formerly) Model: D708086

Buy more, save more!

\$400.05

4.7 ★★★★★

Google

Customer Reviews

or you buy 40 cases or more

UP TO 70% OFF POPULAR PRODUCTS



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 2890 St. Anthony Drive, Green Bay, WI, 54311

Parcel Number(s): _____

Petitioner(s): Kim Nohr

Date: 1/30/2024

Email: kim@veterans1stnew.com

Phone Number: 920-932-1763

Address: 13427 Velp Avenue

City: Suamico

State: WI

Zip: 54173

Property Owner: Veterans 1st of NEW inc

Phone Number: 920-932-1763

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Kim Nohr, respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☒ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: Kim Nohr

Date: 1-30-2024

Petitioner Signature(s): Kim Nohr

Checklist of required attachments:

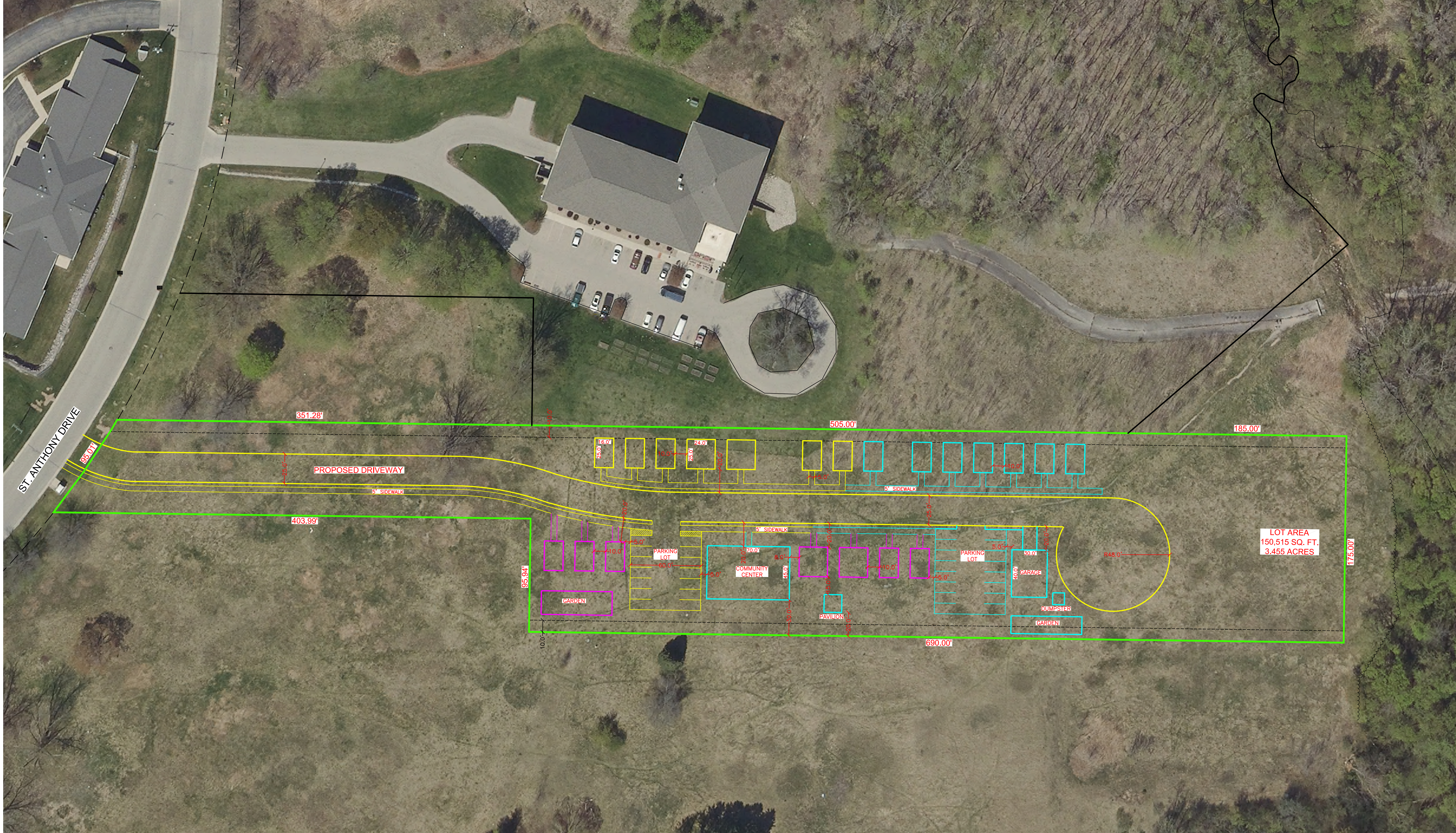
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: \$425.00

Receipt No.: 2764916-0013

Zoning Petition No.: ZP 24-04



ST. ANTHONY DRIVE

351.28'

PROPOSED DRIVEWAY

5' SIDEWALK

403.99'

95.94'

GARDEN

PARKING LOT

COMMUNITY CENTER

5' SIDEWALK

PAVILION

690.00'

PARKING LOT

GAZEBO

GARDEN

LOT AREA
150,515 SQ. FT.
3.455 ACRES

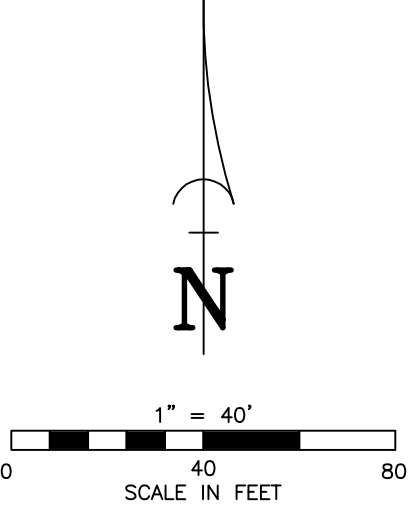
175.00'

505.00'

185.00'

LEGEND

- PHASE 1
- PHASE 2
- PHASE 3



CONCEPTUAL LAYOUT
VETERANS 1ST DEVELOPMENT
CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

SCALE 1" = 40'	DATE 01-19-2024
COMPUTER FILE 1-1891-001Concept.dwg	

DRAWING NO.
1-1891-001

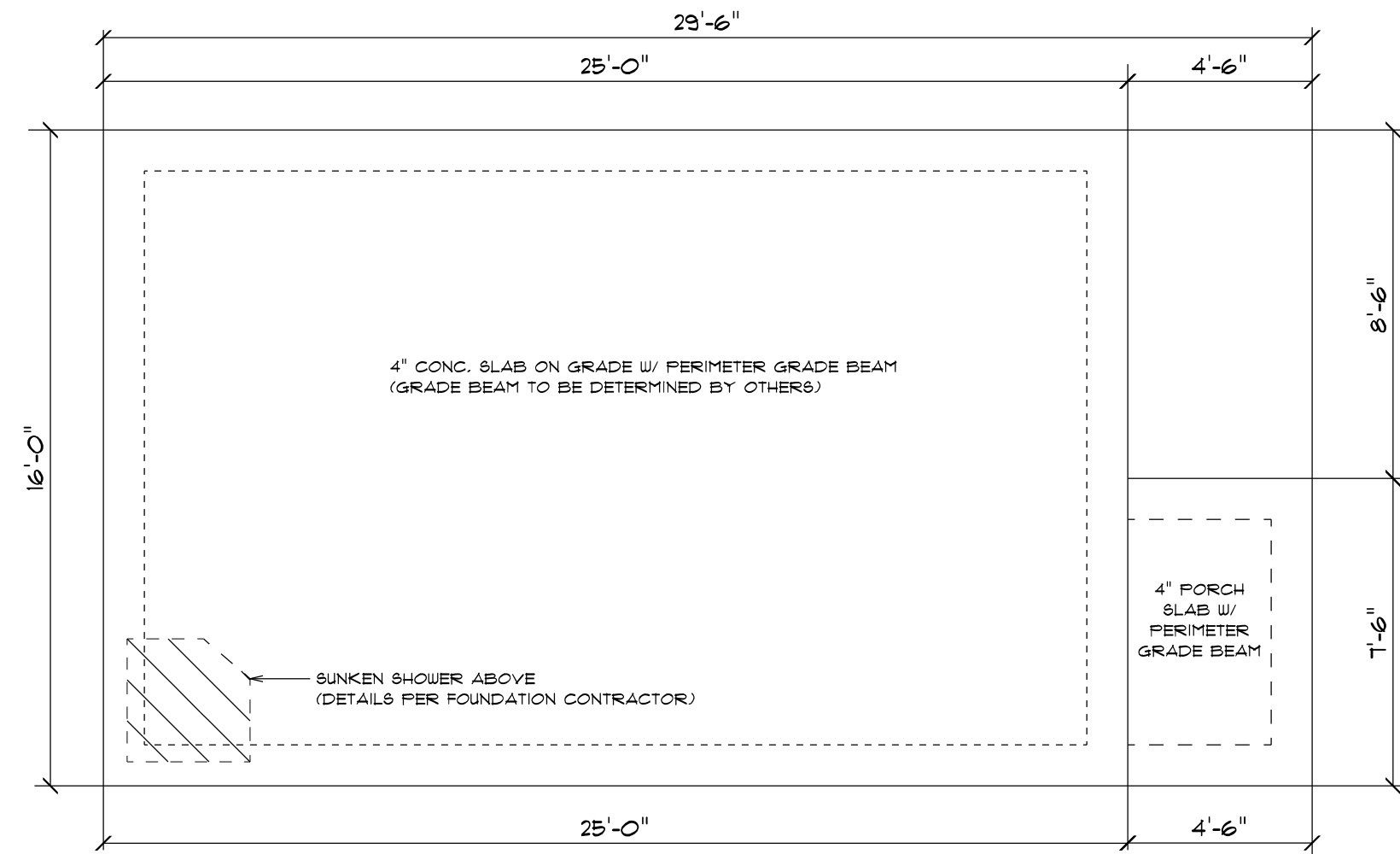
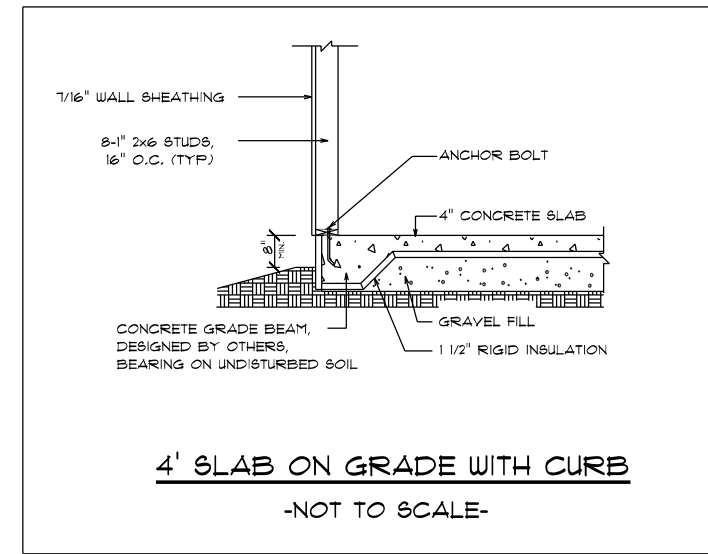
NO.	DRAWN BY		CHECKED		APPROVED	
	LWL	DATE	GAZ	GAZ	GAZ	REVISION

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

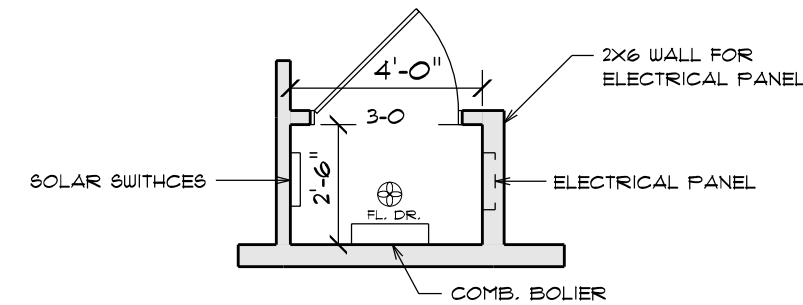
Planning
Environmental
Surveying
Engineering
Architecture

-NOT FOR CONSTRUCTION-

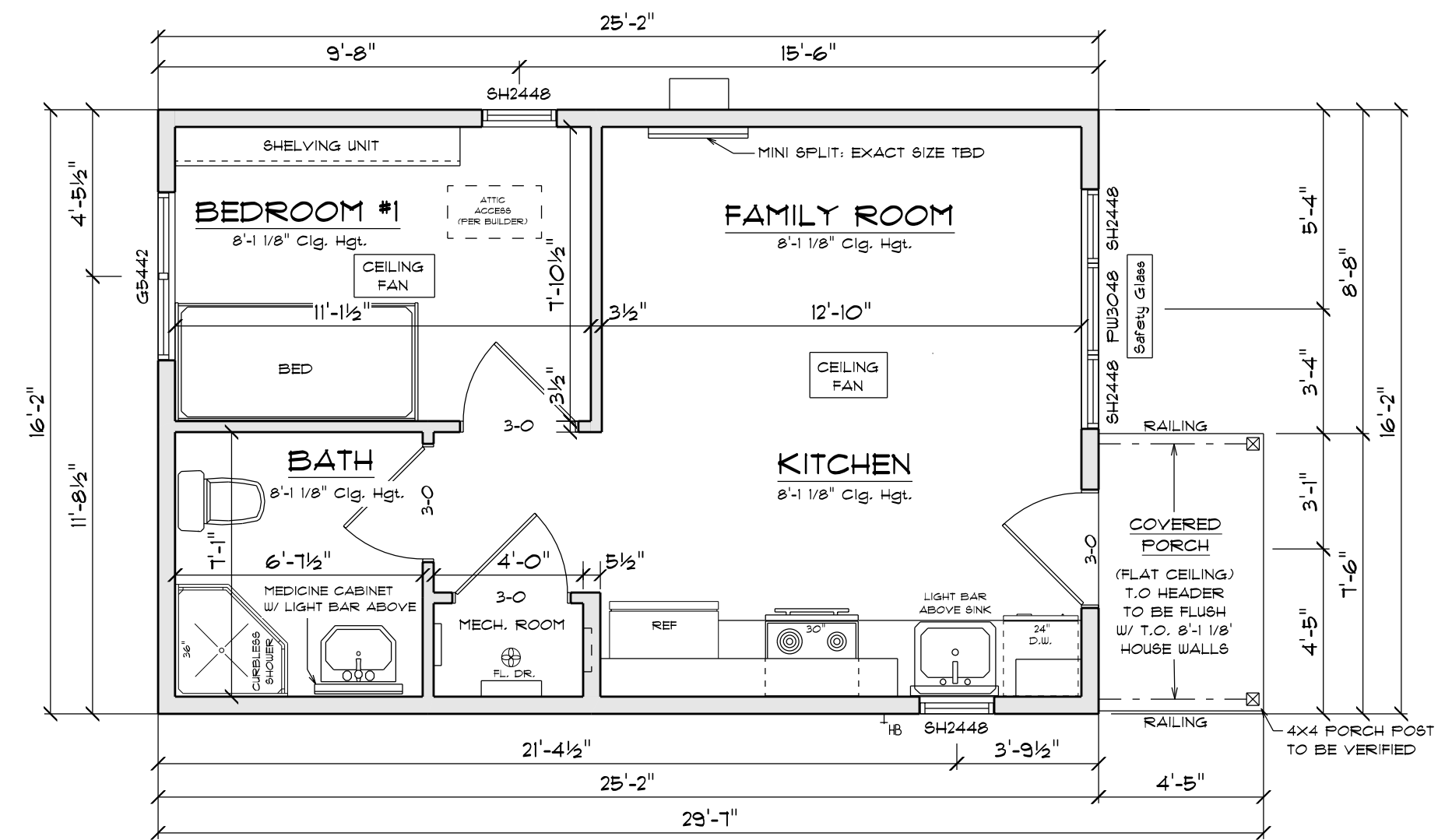
SQUARE FOOTAGE:
FIRST FLOOR: 401 SQ FT
COVERED PORCH: 34 SQ FT



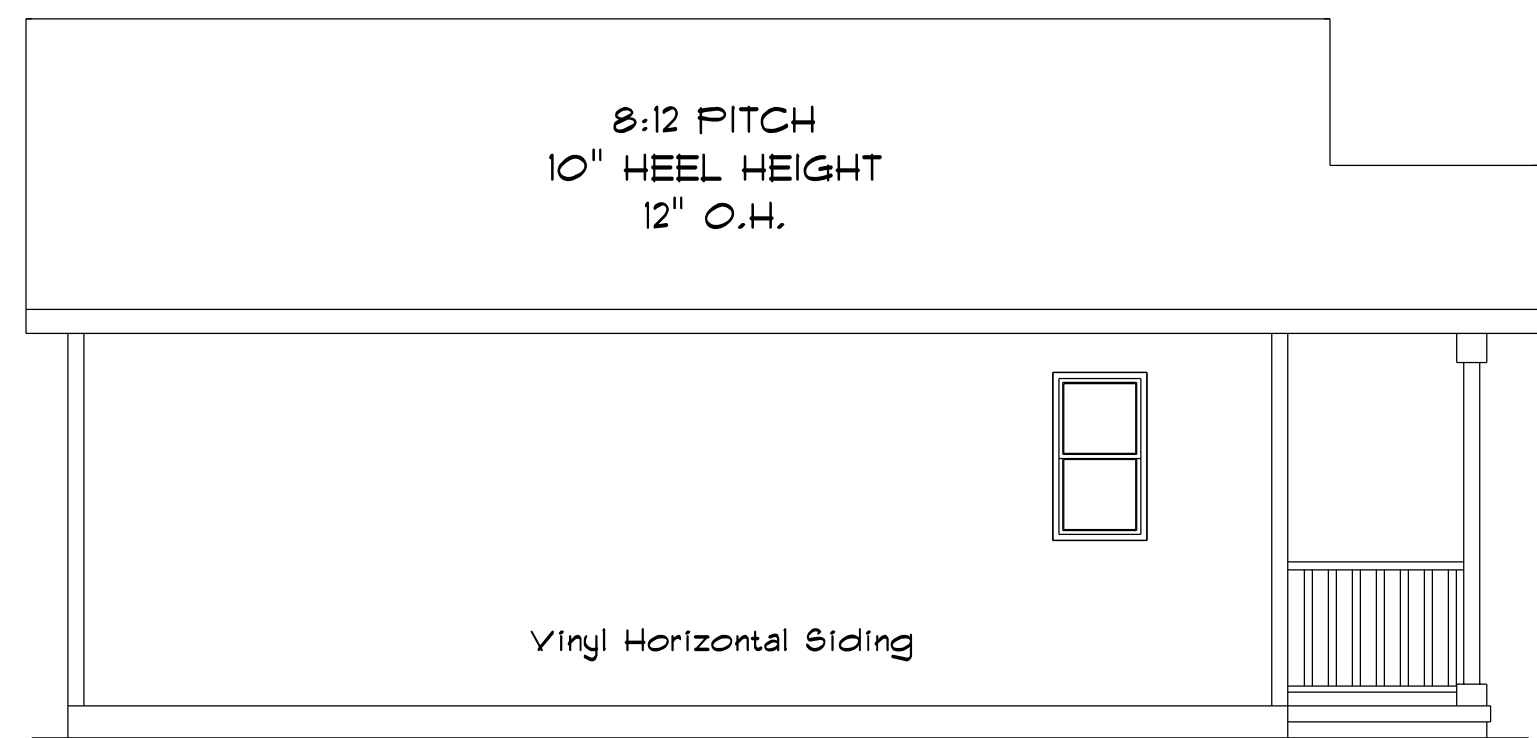
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
4" CONCRETE SLAB ON GRADE BEAM



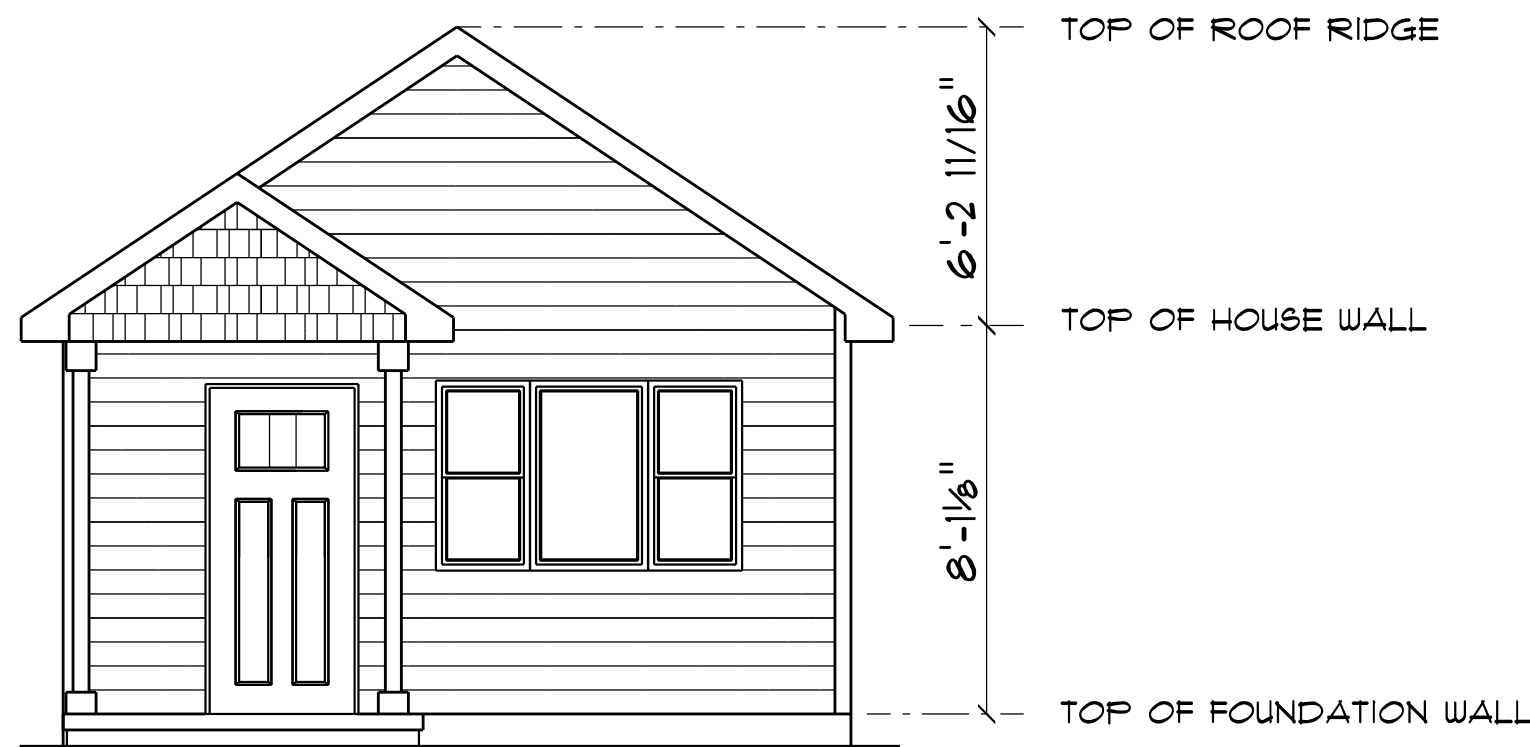
ENLARGED MECH. ROOM
SCALE: 1/4" = 1'-0"
8'-1 1/8" CLG. HGT.



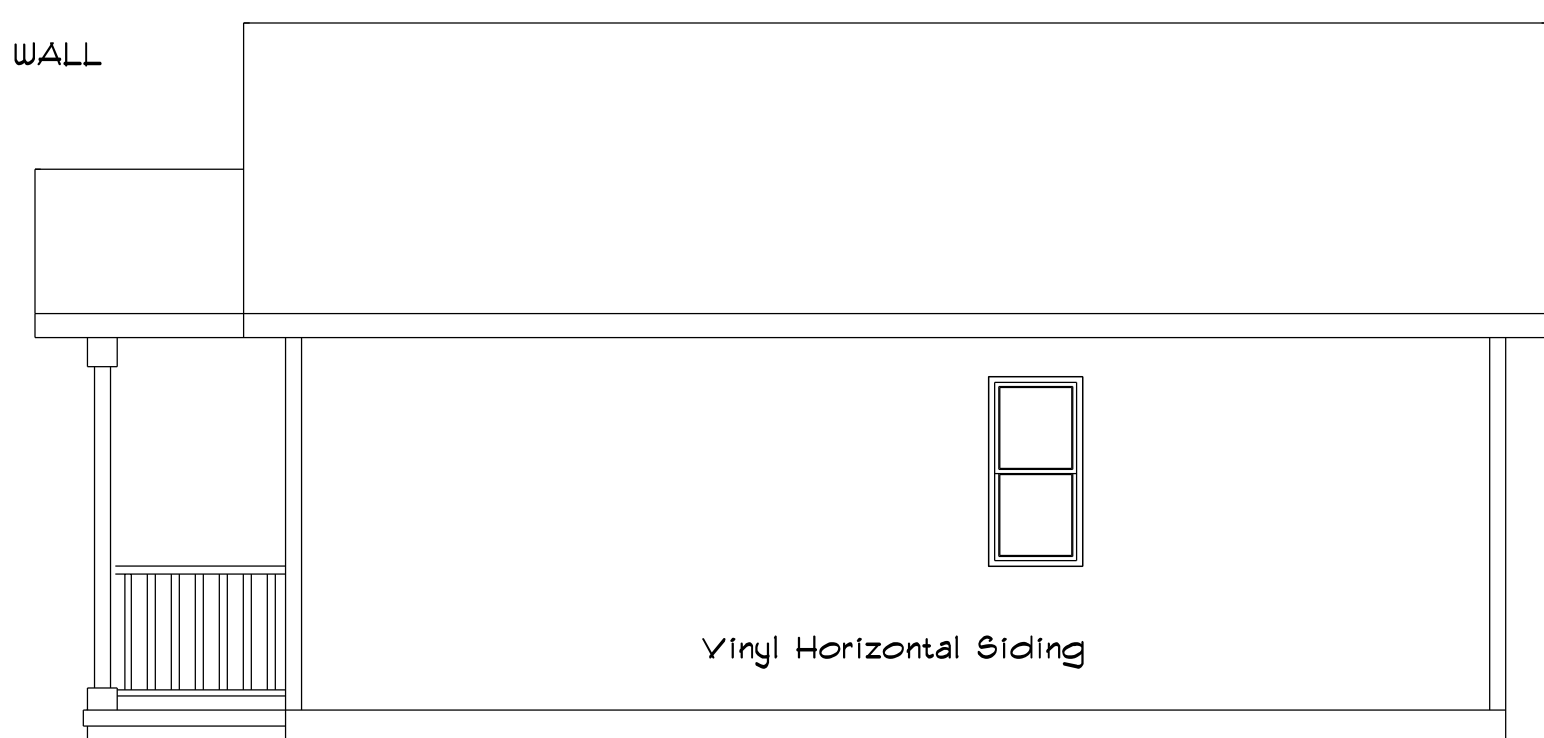
FLOOR PLAN
SCALE: 1/4" = 1'-0"
8'-1 1/8" CLG. HGT.



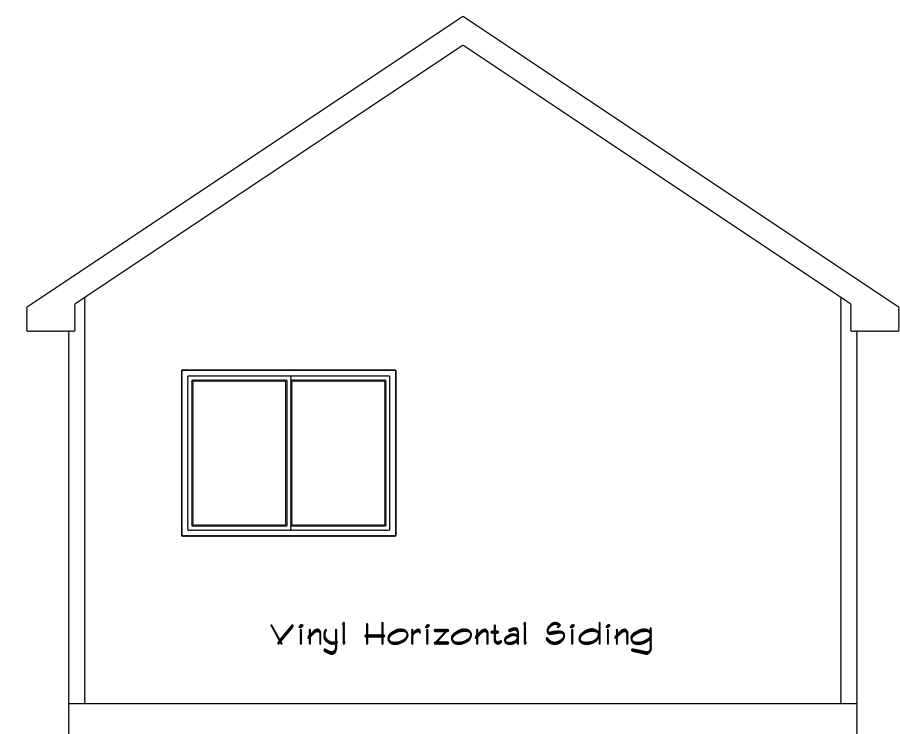
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

CUSTOM DESIGNED FOR:
VETERANS 1ST OF NEW

JOB NAME: 400 SQ FT VETERANS HOME
DATE: APRIL 2ND, 2024
DRAWN BY: THOMAS HERING
PLAN # 24-073-R

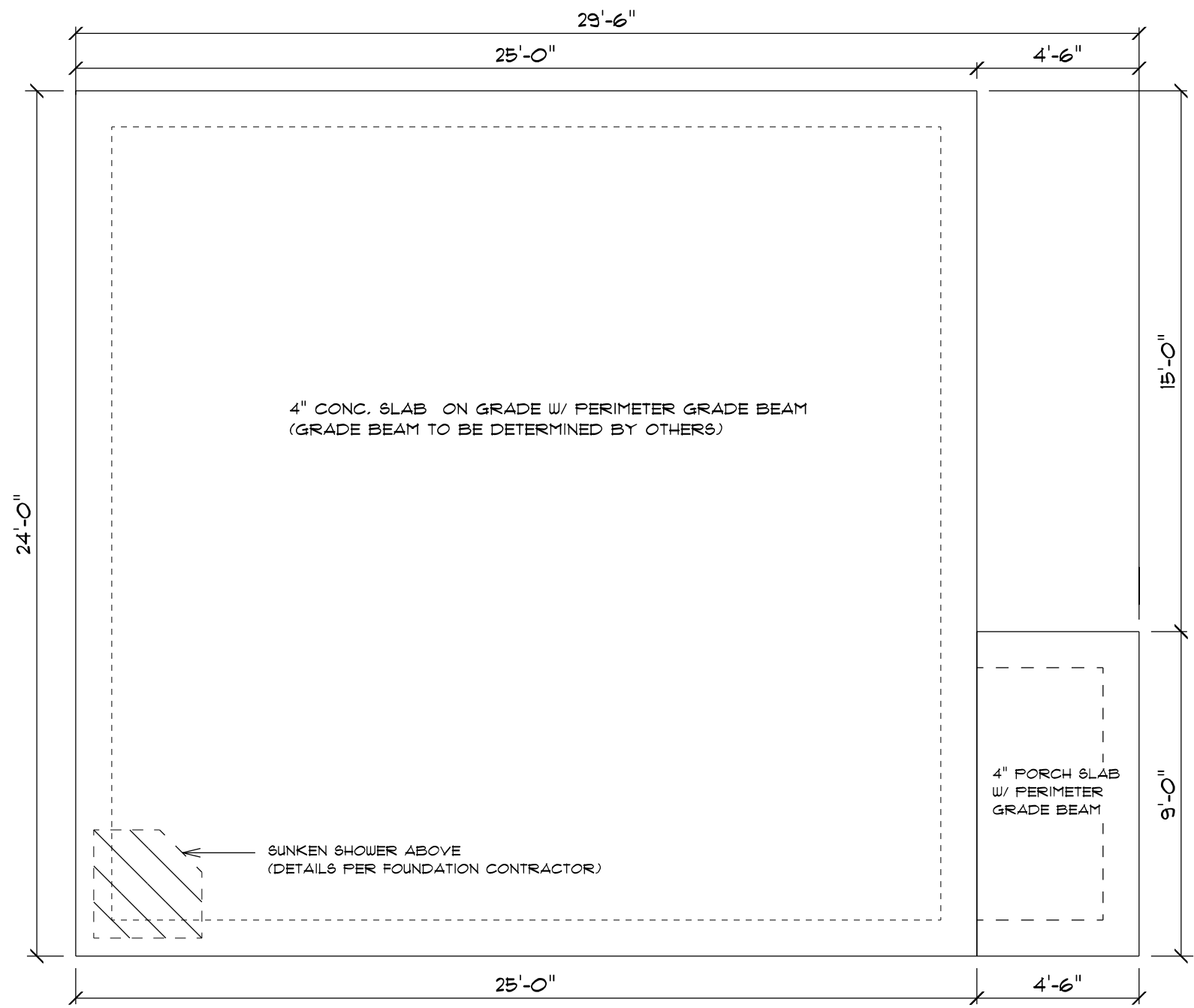
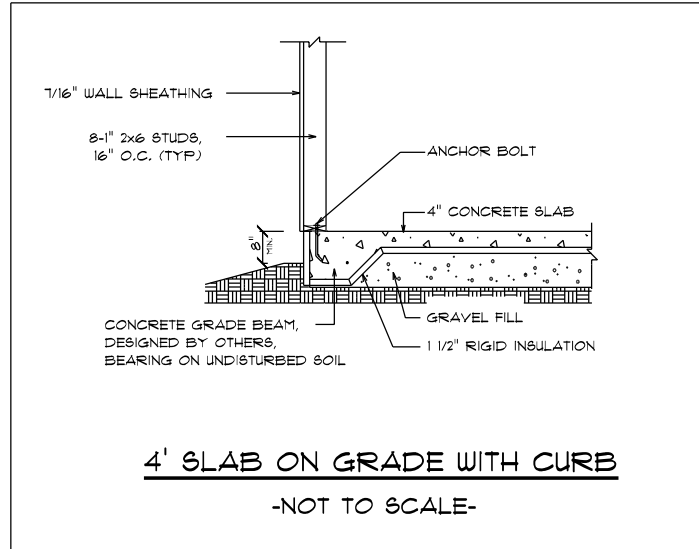
IMPORTANT NOTE:
* IT IS AGREED THAT, ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-10001
OFFICE:
GREEN BAY, WI 54303
PHONE (920)436-1080
FAX (920)436-1080
COMPONENTS:
TERENCE GREEN BAY, WI 54303
PHONE (920)436-1080
FAX (920)436-1080

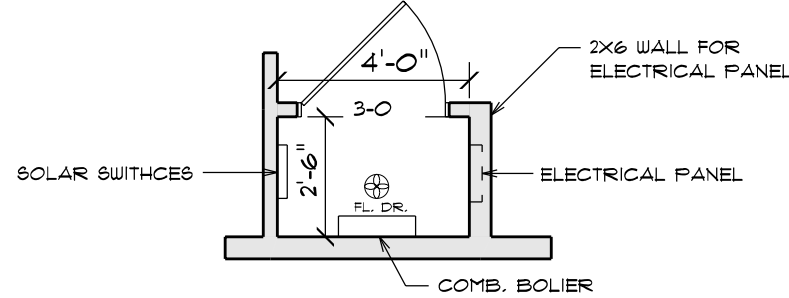
Wisconsin
BUILDING SUPPLY



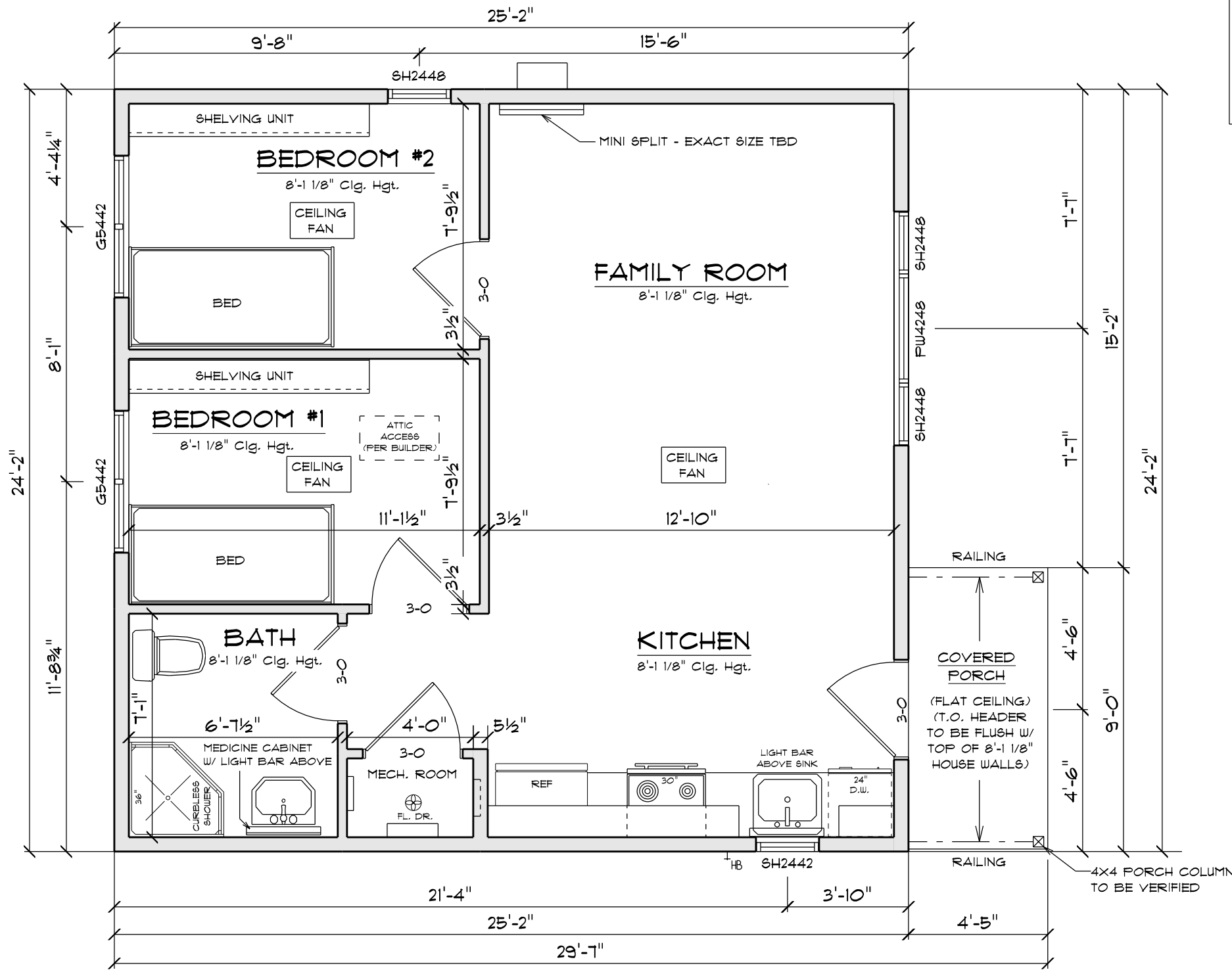




FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
4" CONCRETE SLAB ON GRADE BEAM

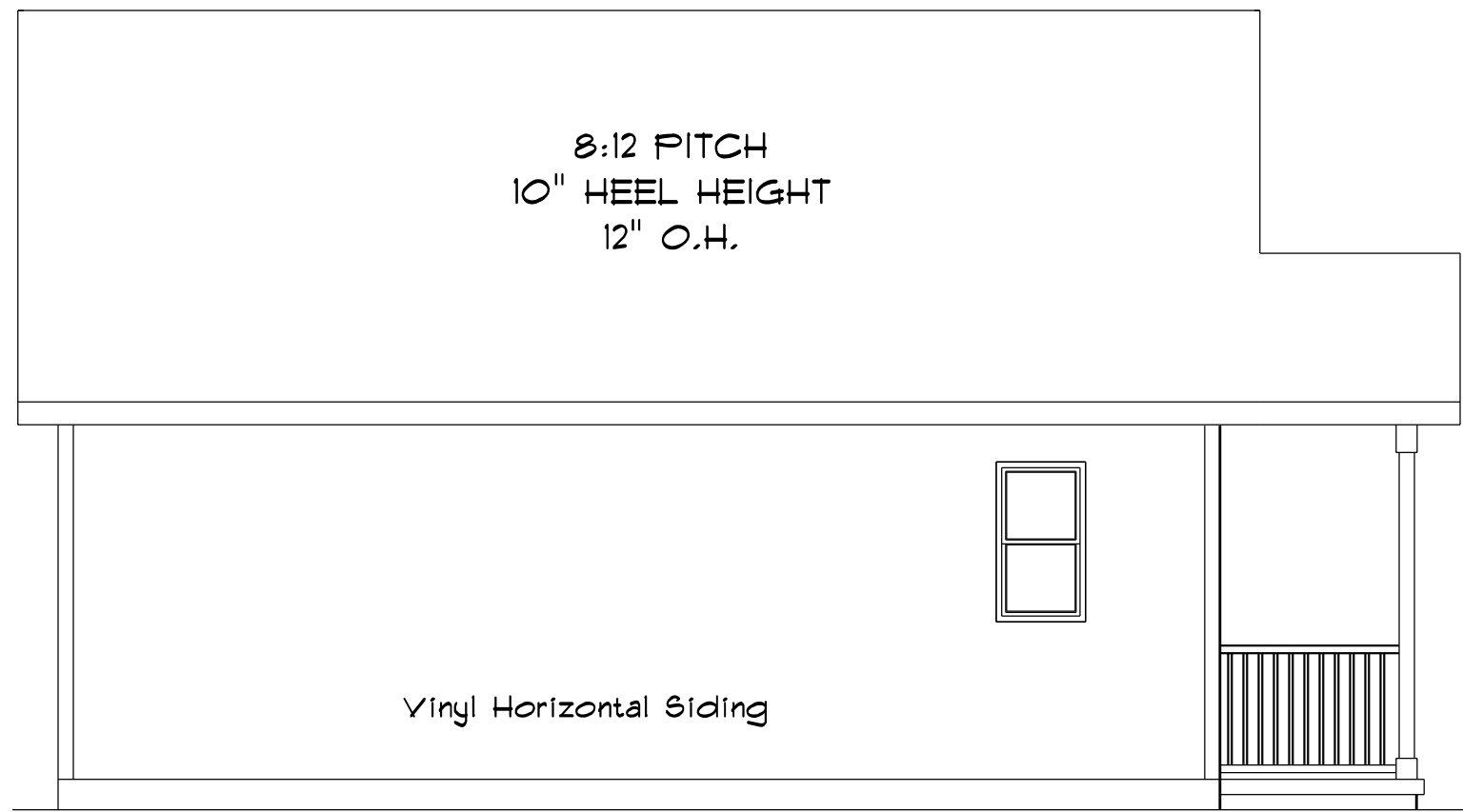


ENLARGED MECH. ROOM
SCALE: 1/4" = 1'-0"
8'-1 1/8" CLG. HGT.

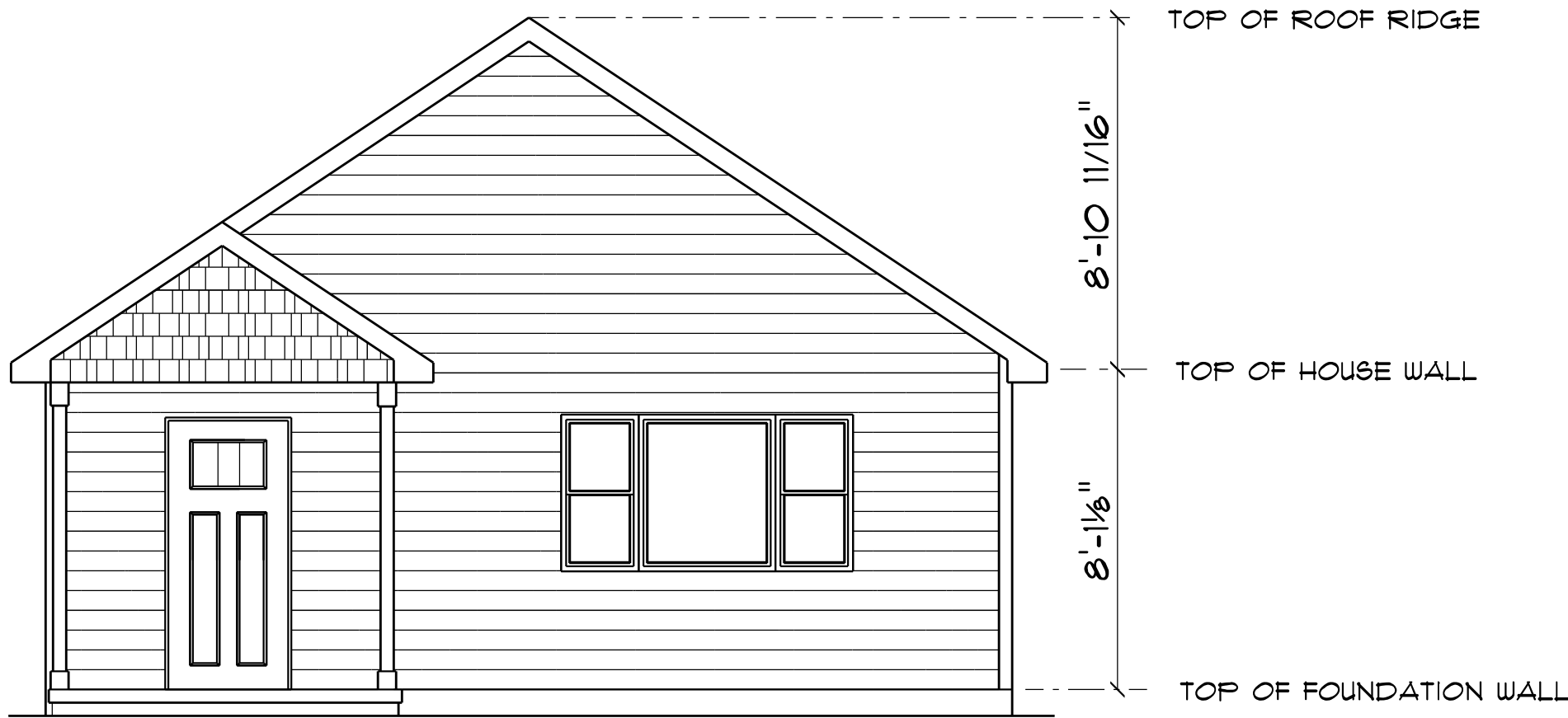


FLOOR PLAN
SCALE: 1/4" = 1'-0"
8'-1 1/8" CLG. HGT.

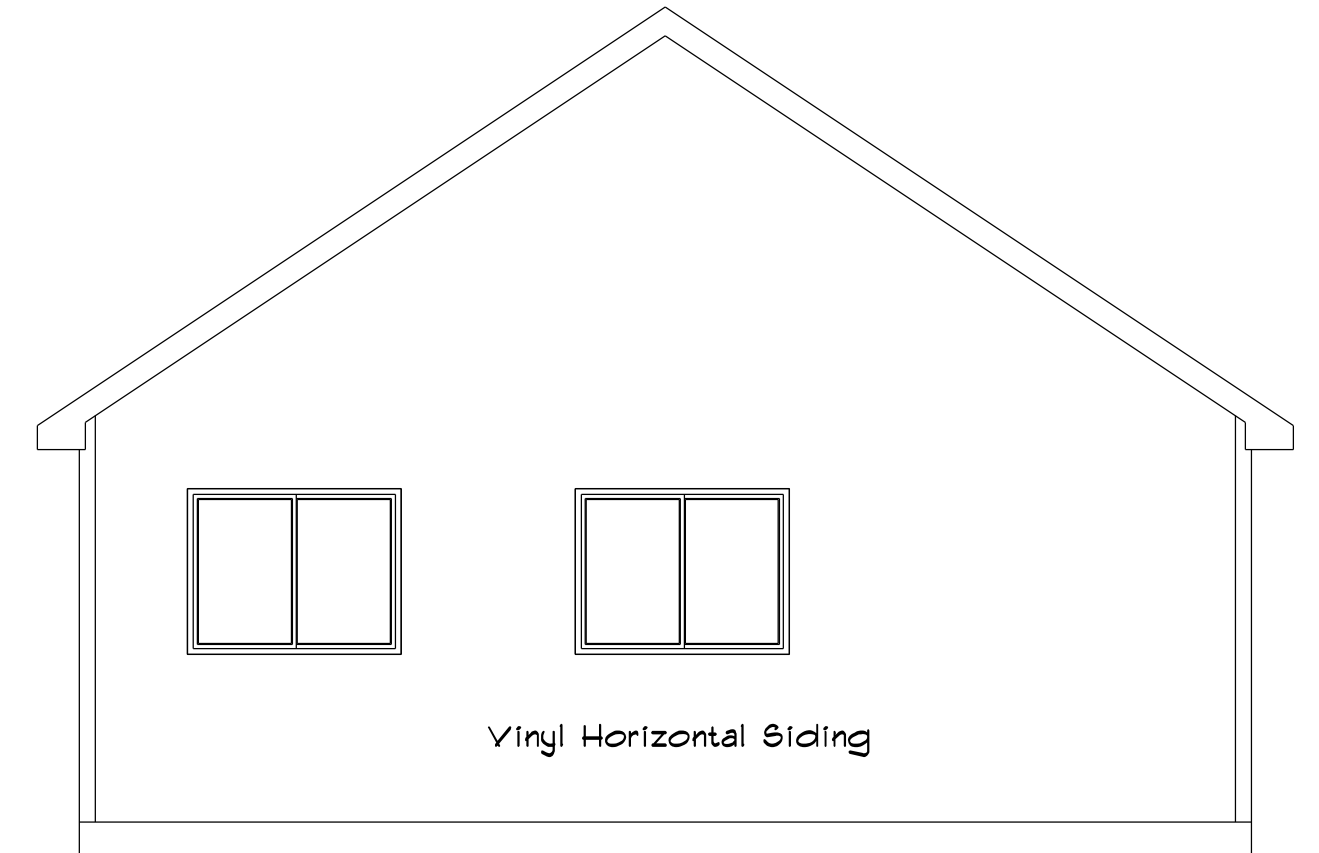
SQUARE FOOTAGE:	
FIRST FLOOR:	601 SQ. FT.
COVERED PORCH:	41 SQ. FT.



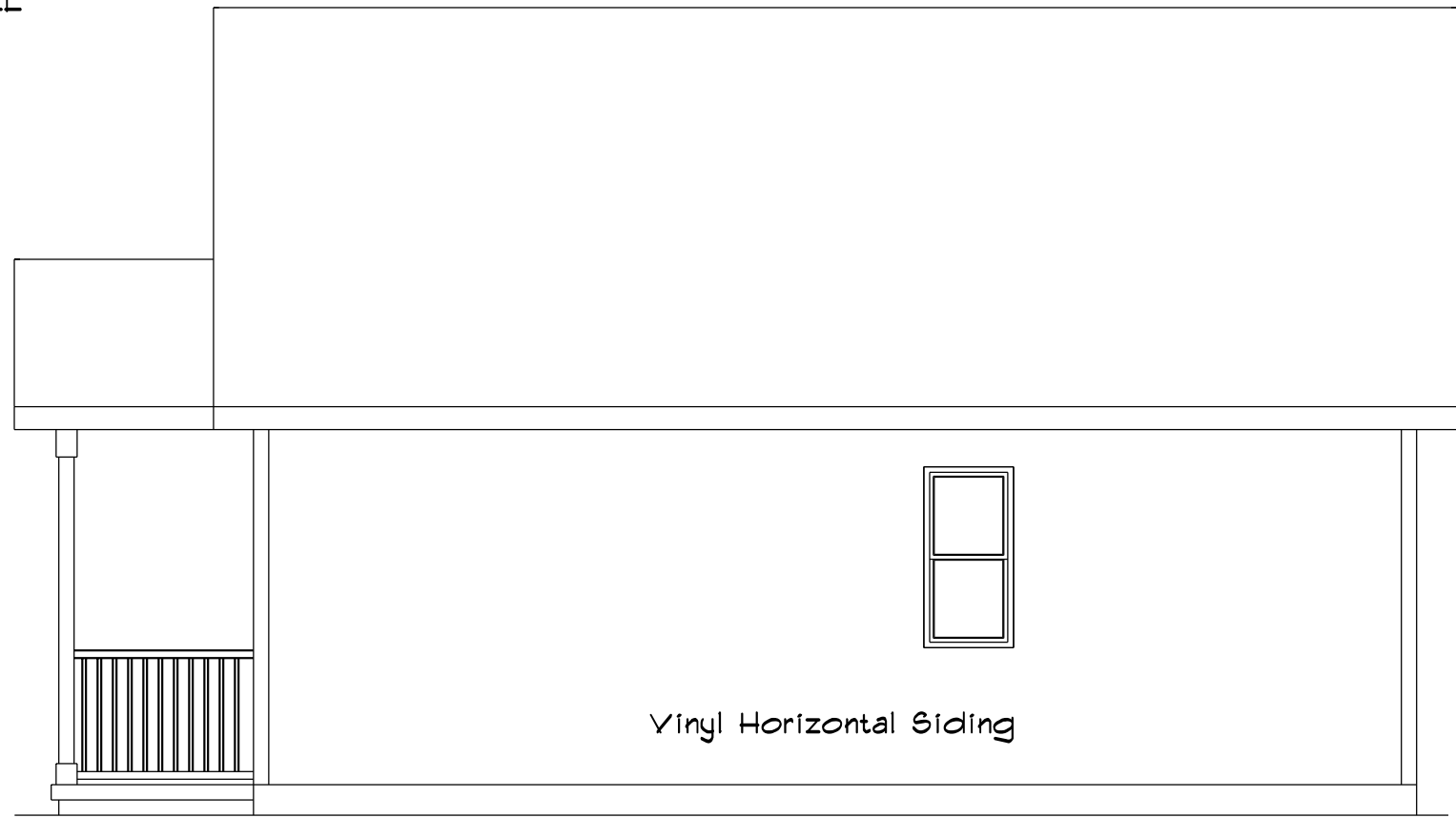
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

-NOT FOR CONSTRUCTION-

CUSTOM DESIGNED FOR:		VETERANS 1ST OF NEW	
JOB NAME:	600 SQ. FT. VETERANS HOME	DATE:	APRIL 2ND, 2024
DRAWN BY:	THOMAS HERING	REVISIONS:	
PLAN #:	24-014-R		

IMPORTANT NOTE:
* IT IS AGREED THAT, ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
* IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-10001
OFFICE:
GREEN BAY, WI 54303
PHONE (920)436-1080
FAX (920)434-9570
COMPONENTS:
THOMAS HERING, INC.
GREEN BAY, WI 54303
PHONE (920)436-1080
FAX (920)434-9570

Wisconsin
BUILDING SUPPLY





Veterans First Development - Green Bay Landscaping Code

Perimeter Landscape Buffers

Buffer Width Compliance:

- Ensure that buffers for non-residential or multifamily uses adjacent to residential properties are at least 20 feet wide, with certain buffers extending to at least 25 feet.

Buffer Design:

- Design buffer areas with a mix of masonry walls, fences, berms, and plantings to achieve a screen that is a minimum of four feet in height and 90% opaque year-round.
- Include at least one tree and five shrubs for every 50 linear feet.
- Consult with the Director of Community Development or their designee for soil volumes and depths per tree type.
- Incorporate necessary pedestrian and vehicle access without compromising buffer integrity.

Stormwater Management Integration:

- Ensure buffer designs align with approved stormwater management plans under Chapter 16.

Interior Parking Lot Landscaping

Screening and Width Requirements:

- Screen parking area edges from public view with landscaped areas at least 15 feet wide, increasing to 20 feet for larger parking lots.

Tree Planting in Perimeter Areas:

- Plant a minimum of one canopy tree per 40 linear feet within the perimeter parking lot landscape area, adhering to specified soil volumes and depths.

Building Foundation Landscaping

Foundation Planting Requirements:

- Install foundation plantings across 80% of the building façade's length, incorporating trees, shrubs, and ground covers as per the guidelines.

Plant Material Standards

Preservation and Selection:

- Aim to preserve existing trees where possible and select plant materials, with a focus on indigenous species, to meet the ordinance's requirements for diversity and adaptability.

Maintenance and Installation Standards

Compliance with Standards:

- Ensure all landscape installations conform to the American Standard for Nursery Stock and maintain an adequate water supply.

Ongoing Maintenance:

- Keep all landscaping and screening features free of refuse and debris, with a commitment to perpetual maintenance and replacement as necessary.



Veterans 1st of NEW, Inc. Proposal

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Mission Statement

To offer Northeast Wisconsin veterans who are struggling with housing insecurity a safe, supportive place to call home amongst their fellow veterans. Our Veterans 1st Team will help veterans work on themselves to become self-sufficient.

Vision

Veterans 1st will help Northeast Wisconsin veterans by providing them with Rapid Rehousing and supportive services for up to 24 months, followed by the opportunity to move into Affordable Housing after completing counseling, job training, and job placement for an additional 3 years. We will give our area veterans a place to call home with wrap-around services to help them succeed with their purpose and a desire to become self-sufficient.

Program Overview

Initial

At the completion of construction, Veterans 1st of NEW will provide 4 Rapid Rehousing homes, 17 Affordable Homes and a Community Center where all the programming, career training and gatherings will take place in a Cottage Court with veteran mentorship.

Objectives

The case management program is the primary method whereby Veterans 1st of NEW achieves its fundamental goal of helping veterans find solutions to their current situation, make contacts with resources in the community, and address critical issues that affect their physical, emotional, and spiritual well-being.

Resident Management

- Enable residents to identify key issues that have caused their current situation
- Help residents create manageable goals that will result in successful transition to a normal lifestyle with a steady stream of income and stable housing
- ~~Help residents break goals down into manageable steps~~
- Monitor resident progress, give encouragement, create accountability, motivate
- Work with other case managers to identify problem areas and possible solutions

Resident Assessment

Purpose

We will assess each veteran coming into our program to effectively enable them to regain their independence in up to five years and offer programming to address any issues they may be struggling with. If they are successful and would like to stay to be a Squad Leader, they will be vetted and be responsible for the other members in their squad of 7 homes.

Indicators

There are indicators that help identify a person's level of personal accountability and ability to manage their own goals.

Since our program is designed around the needs of veterans who need to become self-sufficient, some are obvious if they are to succeed:

- Does the resident have a sustainable stream of income that is adequate to meet their needs? Is the resident willing to obtain a sustainable stream of income?
- Is the resident able to obtain a better paying job? Do they have a good employment record?
- Will the resident have a problem finding housing after the 5 years in the program? Will they have a problem with a referral from a previous landlord?
- Does the resident have a good credit history or financial record? Can they successfully pass a credit check? What is the size of their debt?
- Has the resident had a previous problem with substance use? If so, have they addressed it in a clear and responsible manner?
- Does the resident have a problem with health or mental health? Are they receiving appropriate treatment for their condition?

These are indicators that will help us to determine what tasks need to be accomplished if the resident is to be successful.

Tasks

What will residents have to do to complete our program successfully? Some tasks need to be accomplished by all residents.

- Rapid Rehousing (RRH) residents must find adequate employment or search for employment, volunteer, and attend meetings for at least 20 hours a week. Once they become employed, they will pay \$100 a month for rent plus 10% of their income going into a savings account for up to 24 months.
- Affordable Housing (AH) residents must find employment that will allow them to pay the Fair Market Value rent and encourage them to save up to 10% of their income to be able to obtain housing outside the village in up to 5 years.
- RRH residents will be required to open a savings account and will have to verify the status of the account at each case management session.
- RRH residents will be required to attend House meetings weekly and AH residents will be encouraged to attend.
- RRH residents will have to attend weekly case management sessions that will help them set and keep personal goals.

- All residents will have to keep their homes presentable and will be subject to regular inspections. RRH residents will be given weekly chores that will be checked for completion. Inspection scores will be part of their ongoing case management file.

Some tasks will depend upon the level of the resident, such as:

- RRH residents will be substance free. Those who have had problems in the past, or whose behavior indicates the possibility of substance abuse will be subject to random drug tests. Those who are in a drug or alcohol treatment program will have to supply a release of information to their case manager so that the results of testing can be verified.
- Group sessions that are designed around a specific need will be required whenever a resident has indicated a need for a particular group. Some groups would include 12-step groups, financial literacy, anger management, etc.
- Community Counseling will be available to residents who have demonstrated a need that should be addressed such as abuse issues, anger issues, etc.

Outcomes

Defining success is simple in most cases: The resident can leave the village with an adequate job and an adequate place to live after up to five years or stay on as a Squad Leader if they have the leadership skills to help manage other residents.

RRH residents Level 1

- Resolution of any problems that contributed to their current situation. An example would be debt that caused the resident to fail because of garnished wages, escalation of interest, etc. The residents will be required to attend the Financial Literacy classes to consolidate their bills and repay them at an agreed-upon level that will allow them to manage their level of income.
- Ongoing support groups. Local 12-step groups and veterans groups will help them overcome issues they may be struggling with.
- Continuing processes that remain uncompleted. Some residents will have issues that need follow-up. The residents will be encouraged to follow through with any processes that have begun, either through continuing counseling or through other means.

RRH resident Level 2

- If a RRH resident has a relapse, they will be given a relapse prevention plan where they will be required to attend three 12-step groups per week for one month and will be breathalyzed and drug tested more frequently. At Level 3, if they have another relapse, they will be given 72 hours to pack up and find other living arrangements.

Warning

You are receiving a warning notice for the following reason (s):

You are now at Level 3 case management track. This means that your exit goal will be no later than three days from now or on _____.

This will only change if you do the following:

I agree to the written contract above. I understand that I will be immediately exited from the program if I do not keep this contract.

Resident

Date

Case Manger

Date

Intake and Orientation

The purpose of resident intake and orientation is critical to the smooth operation of the program and the long-term well being of the residents. Both processes are necessary and have their own specific goals. In an ideal situation, a resident goes through the intake process prior to admission, followed by an orientation process when an opening becomes available.

After obtaining the intake form, the program manager will verify information on the form and complete pertinent background and criminal activity reports.

Intake

Goals

- Gather accurate, pertinent information
- Help prospective resident establish a healthy relationship to the program and staff
- Communicate the important and basic information
- Establish a sense of personal responsibility

Procedures

The Resident Intake form is the basic instrument for gathering initial information. Included on the form are questions that are used for gathering information. All questions on the form will be answered.

Initial items that must be covered on the intake include:

1. Process Intake Form and answers. Have them sign the form
2. Introduce Rules, Agreements and Addendums. (Inform them that the Case Manager may add additional requirements during future case management sessions). They must read and sign these forms
3. Introduce chores, house checks, and substance abuse policies for RRH residents
4. Provide a program schedule and highlight required meetings that they will be expected to attend prior to their orientation or first case management session.
5. Introduce and sign a Release of Information form

When the prospective client leaves the initial interview, they should have agreed to the basic rules, to keep their home clean and to do their chores. They should understand that their own personal conduct, their home, and the chores will be inspected and will help determine whether they will be allowed to remain in the program after the initial trial period.

Orientation

Goals

- Determine eligibility for further admission
- Distribute the orientation packet
- Confirm assignment of case manager and possible community counseling
- Distribute Welcome Basket and tour the Community Center and village

Determine eligibility for admission

Prior to meeting with the applicant, review the intake file, criminal background check, residential agreement, financial information, and assessment. Prepare an agenda that covers all pertinent areas and create an initial plan that will allow the orientation to be completed in one hour. If the applicant is not accepted into the program we will offer available options for other programs in the area, if appropriate.

Distribute the orientation packet

- House rules (special agreements may be left for 1st case manager session)
- Release of Information form (must be signed)
- Warning notice sample (discuss policy)
- Community Resource Guide
- Chore checklist (cover policy)
- Home inspection form (cover policy)
- Safety Plan (fire exits, smoke alarm policy, etc.)
- Program schedule (cover policy, highlight required meetings)
- Grievance form (mention that we have a grievance procedure)

Confirm assignment of case manager and possible community counseling

Discuss our case management and community counseling programs and answer any questions that may arise. Give residents the name of case manager and community counselor as well as the date and time of initial session with each.

When a choice must be made about who gets a room in the Rapid Rehousing homes, we will observe the following order of precedence:

1. Is the applicant from Brown County?
1. Is the applicant from another Northeast Wisconsin County?
2. Is the applicant willing to participate in program requirements?
3. Is the applicant willing to sign the Release of Information forms?
4. Is the applicant employed or willing to participate in job application activities, obtain a job, and maintain it for the duration of their time in the program?
5. Do they have the ability to maintain payment of program fees and rent?
6. What is their length of sobriety for the Rapid Rehousing homes?

VETERANS 1ST OF NEW RESUMES

Jack Barbier

409 South Saint Bernard Dr, De Pere, WI 54115
920-242-9391 • jack.p.barbier@gmail.com

SKILLS

- Google Workspace
- Microsoft Office Suite
- QuickBooks Online
- Employee Training
- Problem Solving
- Excellent Time management
- Highly Organized
- Strong attention to Detail

WORK EXPERIENCE

Squad Leader, Technical Sergeant

May 2016 – May 2022

United States Air Force Security Forces (Reserves)

- Responsible for completing training and maintaining records of Squad personnel in the performance of their duties
- Mentored personnel in preparation for career advancement courses, garnering a 100% pass rate
- Trained incoming Non Commissioned Officers on Supervisor tasks, reducing manning issues and streamlining transfer of duties between shifts
- Successfully administered training classes for 400+ base personnel in preparation for deployment

Nuclear Security Officer

March 2017 – May 2019

G4S Regulated Security Solutions

- Controlled access of personnel, vehicles, and materials into the protected area and maintained appropriate logs
- Reported degradations and deficiencies in accordance with procedures and took appropriate corrective actions as directed by security force supervision

Security Control Facility Operator, Staff Sergeant

November 2009 – November 2015

United States Air Force Security Forces (Active Duty)

- Created and implemented an onboarding program for new personnel, easing the transition for technical school graduates
- Developed a career progression checklist for promotion-eligible personnel, combining efficient tracking and management ensuring individuals' success
- Acted as the liaison between multiple agencies to facilitate the movement of assets and access to sensitive facilities

EDUCATION

Northeast Wisconsin Technical College, Green Bay, WI

Associate Degree, Accounting - 3.9 GPA

Expected Graduation: May 2024

LEADERSHIP AND CERTIFICATIONS

- Noncommissioned Officer Academy, Air University 48 Hours, November 2021
- Security Forces Craftsman Course, Lackland AFB, TX 79 Hours, March 2014
- Airman Leadership School, Whiteman AFB, MO 184 Hours, December 2011

JEFFREY P. REINCE
320 HUCEK AVENUE
FORESTVILLE, WI 54213
Jeffrey.Reince320@gmail.com
(920) 360-6654 Mobile

CAREER OBJECTIVE

Highly motivated individual with proven leadership skills. Pledging to ensure veterans specialized care tailored to their individual needs. Ability to work in a vast array of environments and with people of different ethnicity
- working independently or inclusively in collaborative TEAM settings.

PROFESSIONAL WORK HISTORY

Door County Deputy Sheriff - Sturgeon Bay, WI

December 2000 – May 2022: Dual Certified: Corrections/Patrol; Court Security; Primary Huber Officer; Programs Director/Operation Fresh Start; Certified Training Officer/Coordinator; Transports; Transition Team; Physical Training Instructor Certification; Door County Sheriff's Department Honor Guard.

- Applied Professional Communication Skills. Ability to communicate with others in crisis situations and retrieving critical information for rendering a safe, effective, and efficient solution(s).
- Evaluated state-wide correctional facilities for input and collaborative recommendations for construction of the Door County Sheriff's Office.
- Prepared RFB (Request for Bids) for new facility.
- Coordinated/conducted communications with building contractors for proper/efficient planning of structural and electronic locations.
- Developed, coordinated, and ensure the implementation policies and procedures to promote and ensure safe operations for all areas and all locations of the Justice Center.
- Initiates and conducts investigations and report findings; effectively communicates and presents issues/options using sound judgement within a progressive discipline process.
- Conduct proper/legal searches/seizures of incarcerated individuals.
- Adhered/conducted First Responder Philosophy, Active Countermeasures, Disturbance Resolution, Handcuffing, OC certification, Taser certification, Use of Force/Correctional Emergency Response Team Tactics.
- Fingerprinting: Comprehensive "Live-Scan" Technology- Record Creation Procedures, Capturing/Editing, Printing and Dispatching Fingerprints, Customer Level Maintenance.
- Operations of Master Control: CCTV/multiple cameras/monitors, emergency shut-offs, fire/smoke detection annunciator panels, electronic doors, multi-functional telephones.
- Conducts background checks and interviews for respective programs.
- Drug Identification and distribution to inmates.

Aircraft Maintenance Technician/Administrative - United States Air Force **State-side/International - Temporary Duty Stations**

January 1991 – July 2002

- Conducted inspections (pre-flight, through-flight, post-flight, special and iso-chronical).
- Repairing and maintaining aircraft airframe/fuselage and engines to specified standards and qualities.
- Interpreted specifications, blueprints and job orders established and/or adjusted work accordingly for requiring precise attainment of set limits and tolerances.
- Performed towing, jacking, re-fueling, de-icing and engine performance checks of aircraft.
- Coordinated activities with workers for "on-time" work deadlines.

- Interpreted and adhered to policies/procedures and safety regulations.
- Ensured proper documentation of technical orders and other related maintenance management forms were adhered.
- Recommended measures to improve production, equipment performances and quality of works.
- Accompanied aircrew/aircraft temporary duty missions and sorties (State-side/Internationally).
- Briefed assigned personnel on daily appointments, training workload and other requirements designated by the Dock Chief.
- Trained new personnel on mechanical/technical supports while promoting safety, security, and foreign object damage awareness.
- Safely marshal incoming/outgoing aircraft through regulated/strategic hand communication with Officer Flight Crews.
- Below Zone: Acquired rank before time.

TRAINING

- FBI-LEEDA: Dynamic, intensive and challenging program specifically and uniquely designed to prepare Law Enforcement leaders for command level positions.
- Bi-annual Cardiopulmonary Resuscitation/AED Certifications.
- Annual Blood Borne Pathogen certifications.
- 2020 Corona Virus Preparedness Training Certification.
- Active Shooter: Decision Making/Scenario-Based Training.
- Firearms and Emergency Vehicle Operation Certification.
- Risk Assessment and Suicide Prevention Training.
- Pursuit Certification.
- Blue Courage Training Course Completion: Developed by Officers for Officers an education and a philosophy of leadership and human development that is fundamental to a culture of excellence and execution.
- Completion of Identifying Autism Training for Law Enforcement and First-Responders.
- Completion of Identifying Deceptive Behaviors.
- First-Line Supervisory Training for Criminal Justice Professionals.

EDUCATION

(1997 – 1999) Northeast Wisconsin Technical College, Green Bay, WI
Associate Degree - Criminal Justice/Police Science. **High Honors**

(1987 – 1988) Northeast Wisconsin Technical College, Sturgeon Bay, WI
Technical Degree - Marine Drafting/CADD. **Honors**

VOLUNTEER/FUNDRAISING/CHAIRITIES

Special Olympics Polar Plunge: Green Bay, WI. Big Brothers Big Sisters Bowl-a-thon: Green Bay, WI.
St. Vincent De Paul Christmas Food/Gift Sponsor and Delivery: Oconto, WI. Disabled American Veterans "Forget Me Not": Green Bay, WI. Mission Winterization: Abilene, TX. Firebirds Artic Village Christmas Village: Anchorage, AK.

INTERESTS

Gardening/lawn care, Biography reads, Photography, Guitar (Beginner), Travel/adventure new places.

RESUME

08/03/22

RICHARD J. GIESLER

2043 Shady Lane
Green Bay, WI 54313

CONTACT INFORMATION

Home: 920-496-0092
Office: 920-337-6600
Cell: 920-217-3661
Email: Richard@gieslergroup.com

EDUCATION

BSCEE, 1974, University of Wisconsin – Madison
Real Estate Broker - State of WI 1992
Private Pilot - Helicopter 2010

LICENSES HELD

Professional Engineer 1974 (State of Wisconsin) by test
Real Estate Broker (State of Wisconsin) 1987
Private Pilot- Helicopter 2010

EXPERIENCE

October 1996 to Present

President – The Giesler Group, Inc.
The Giesler Group, Inc
Green Bay, WI

Started The Giesler Group, Inc. (GGI) in October 1996 as an engineering, real estate brokerage, development, and property management company. GGI developed, engineered and was construction Manager for the following projects:

- Stone Harbor Residential Condominium Project – Sturgeon Bay
- Stone Harbor Resort and Convention Center - Sturgeon Bay
- The Colonnades 64 Unit Apartment Project in New London, WI
- Orchard Estates 64 Unit Apartment Project Waupaca, WI
- Canter Lane Apartments 44 Unit Apartment Project, Ashwaubenon, WI
- Wintergreen 41 Unit Apartment Project, Ashwaubenon, WI
- 18 Bed CBRF – New London, WI 8 Bed CBRF – Manitowoc, WI
- 18 Bed CBRF – Clintonville, WI 18 Bed CBRF – Racine, WI 18 Bed CBRF – Sturgeon Bay, WI 18 Bed CBRF – Denmark, WI

- 18 Bed CBRF – Appleton, WI
- Fox Valley Office Complex – Two 7,500 Square foot office Buildings, Ashwaubenon, WI
- Fox Valley Mini Storage – 184 mini storage units consisting of six buildings, Ashwaubenon, WI
- Bain Brook Estates - Residential subdivision of 184 Lots, Town of Lawrence
- Pepperidge Subdivision – Residential subdivision of 10 Lots, Town of Lawrence
- Country View Estates - Residential subdivision of 32 Lots, Town of Lawrence
- Partridge Subdivision - Residential subdivision of 18 Lots, New London, WI
- Surry Trails Subdivision - Residential subdivision of 65 Lots, Pulaski, WI
- Original organizer and development of Capital Bank which become Johnson Bank
- Purchased, remodeled, and then donated the property that now is home to Happily Ever After Animal Sanctuary in Ashwaubenon, Wisconsin

KRISTY M. VAN LANEN

2295 Gringotts Way
De Pere, WI 54115

(920) 265-5224

kristy@esm-wi.com

Committed to building long lasting relationships

SUMMARY: Remarkably resourceful, dynamic, and efficient with a strong background in providing knowledge and expertise in order to meet every customer need, while having great organizational and interpersonal skills.

WORK EXPERIENCE

Cornerstone Mortgage (Mortgage Broker)

2011 -- Present

Sr. Loan Officer

- Ensure the prompt and accurate completion of all mortgage related administration and documentation.
- Assessing the borrower's circumstances and credit history, and applying information for pre-approval of loan.
- Identify customer needs and respond to inquiries through telephone, email, or face to face interviews
- Develop strong working relationships with lenders, title companies, and realtors to ensure maximum productivity.
- Keep full up to date with policy and procedures (Truth in Lending, RESPA, etc) relating to all aspects of the job to ensure 100% accuracy and accountability

Patriot Mortgage Services

2010 -2011

Mortgage Loan Officer

Financial Focus LLC

2009 -2010

Loan Processor

US Army Reserve -- 432nd Civil Affairs Battalion, Staff Sergeant

2001 - 2010

- Assisting with civil-military planning and support
- Coordinating military resources to support reconstruction activities
- Providing emergency coordination and administration
- Fostering and maintaining communication with civilian aid agencies
- Completed Airborne School, PLDC, BNCOC, Combat Life Saver Course, Information Operations

Operation Iraqi Freedom

2008 -- 2009

Operation Joint Guardian, Kosovo

2004 -- 2005

Operation Iraqi Freedom

2003-2004

EDUCATION

TUI University

Master's Degree in Emergency and Disaster Management, *graduated with a 4.0 GPA*

2010

University of Wisconsin -- Eau Claire

Bachelors Degree in Social Work, *graduated with Cum Laude Honors*

2007

Blue Sky School of Professional Massage and Therapeutic Bodywork

Certification in Massage Therapy, *graduated with a 4.0 GPA*

2007

VOLUNTEER EXPERIENCE:

- Progress Through Peace (PTP) Non-Governmental Organization
Providing professional resources, learning aids, and educational materials to Kosovo Citizens to promote citizen understanding, good governance, and human development. 2005 -- 2007
- Durban Children's Home, South Africa
Volunteer in South Africa for Social Work: Family case manager and coordinated With the drug rehab program for teenagers. 2007
- Veterans Treatment Court
Board member and mentor -Providing aid to Veterans who have entered the justice system And helping them get resources available in the community. 2015

- Homes For Heroes: *Providing savings in the real estate market to all local heroes in the Community.* 2015 - Current
- Hooah, Inc: *Sponsorship Committee for Annual Veterans Ruck March* 2023 - Current

PROFESSIONAL PROFILE:

- Able to handle multiple assignments under high pressure, and consistently meet deadlines. Thrive on working in a challenging environment.

ARTHUR W. M. DESPINS

awmdespins@hotmail.com

(920) 471-3955

PROFESSIONAL SUMMARY

Retired United States Army Veteran, worked as Civil Affairs Team Leader while advising in some high levels of military operations. Served multiple tours of duty, with formal and informal assignments leading diverse groups of people, and a proven ability to work well in high pressure situations. Mentored team members, and unit personal, advocating for diversity, equity, fairness, and inclusion.

SKILLS & ABILITIES

- Project Management
- Team Leadership
- Mediation
- Mentored co-workers
- Resilience
- Creative Problem Solving
- Time management
- Project Operation
- Prioritizes safety in the workplace
- Taught Career Advancement Skills
- Evaluate individuals and training methods
- Goal orientated
- Developed training
- Adaptable to changing priorities
- Exceptional communication skills
- Data interpretation and reporting skills

PROFESSIONAL EXPERIENCE

Civil Affairs Team Leader – Training Supervisor
United States Army

June 2011 - July 2021

- Conducted Key Leadership Engagement meetings, and applied conflict resolutions skills to better manage operation space
- Managed and accounted for civilian projects valued over \$2,000,000
- Communicated with media, new sources, and chain of command to gain insight of battlefield operations
- Provided supervision on data reports, data and intelligence teams to determine course of action for project management
- Worked with tribal leaders, foreign military's, NGO's and government officials to help local populace
- Developed Standard Operating Procedures using designed thinking, data collection, and evaluation for local areas of operations
- Designed and implemented training and assessments for both individual development plans, and company development and guidelines creation

Supply and Logistical Specialist
United States Army

June 2006 - May 2011

- Encouraged resilience training to enhance morale and meet targeted goals
- Ensured that American and Afghan Soldiers returned from over 200 combat patrols safely with 100% accountability

- Excellent knowledge and understanding of policies of the United States and Foreign governments
- Coached and mentored subordinates to set and achieve higher goals and standards
- Developed supply and logistics standards, to better communicate needs and accomplish project goals
- Analyzed data, interpretate findings and disseminate results, implications and recommendations through written reports and presentations.
- Compile and distribute reports on research findings, with both comparative data, and related findings to superiors about program and training effectiveness.

Veteran Educations Benefits Specialist
Northeast Wisconsin Technical College

Aug 2022 - Current

- Expert experience working with and navigating VA benefits.
- Developed strategies and logistics standards, to better communicate needs and accomplish projects.
- Created and updated Standard Operating Procedures using designed thinking, data collection.
- Provided supervision and advising for over 400 hundred Student Veterans and their families.

EDUCATION / TRAINING

Master of Business Administration
University of Wisconsin Green Bay

May 2022

Bachelor's Degree – International Relations
University of Wisconsin Green Bay

May 2017

Associate Degree – Applied Science
Associate Degree – Individual Technical Degree
Northeast Wisconsin Technical College

May 2014

Multiple Specialized training courses
United States Army - Civil Affairs, Equal Opportunity, and Combat Operations

March 2006- July 2021

**VETERANS 1ST OF NEW
LETTERS OF COMMITMENT
LETTERS OF SUPPORT**



March 21, 2023

RE: The Tiny Home Village

To Whom It May Concern;

Macco's Floor Covering Center is proud to have been asked to contribute toward the Tiny Home Village! Veterans First of NEW is an amazing organization with a critical mission; to provide affordable housing to the most vulnerable and yet most treasured military veterans.

Macco's is committed to provide 100% of the flooring material for all 21 homes to be built in the Tiny Home Village. We will work with Gail and Kim Nohr to come up with selections that will best fit the homes. This commitment is good through 2027 and assumes all 21 homes will be completed by then.

Respectfully;

A handwritten signature in black ink, appearing to read "James Macco", is written over a horizontal line.

James Macco, CEO
Macco's Floor Covering Center and Subsidiaries
2035 Larsen Road
Green Bay, WI 54303



Letter of Commitment

15 Sep 2023

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our agency, Hands For Heroes, is willing to provide assistance in the form of volunteering our time during the construction of these houses. Specifically, we will assist by providing labor for framing and roofing these homes. We will also commit up to \$3000.00 towards construction materials for these homes.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Printed Name: Michelle Bonkoski

Signature: *MM Bonkoski*

Position: President

Please note: Hands for Heroes is a 501 (c) (3) nonprofit organization and donations are tax-deductible to the full extent of the law. Our Federal EIN is 86-1476003. Hands for Heroes did not provide you with any goods or services in consideration for your donation. This letter serves as a receipt for the above gift.

Hands for Heroes, LLC 3255 Pioneer Drive, Green Bay, WI 54313



September 11, 2023

To whom it may concern:

Blackwell Job Corps is pleased to help Veterans 1st of Northeast Wisconsin in their endeavor to help veterans in need of Transitional and Affordable housing with supportive services. It is an amazing project to be a part of and I am happy that we can help! Blackwell Job Corps will provide help with the on-site construction of the 17 tiny homes and Community Center from the spring of 2023 to the summer of 2025.

We will provide four construction volunteers for four hours a day for five days a week equaling 64 hours a week or 256 hours a month. This will total at least 4,096 hours for the project for a value of \$81,920. We are excited to be able to offer our services to Veterans 1st of NEW, Inc.

Dan Shumaker - shumaker.daniel@jobcorps.org

Doug Demeny - demeny.douglas@jobcorps.org

Carpentry Shop Desk Phone: 715-674-7326

Sincerely,

Kathy McLaughlin

Kathy McLaughlin

Kathy McLaughlin
Liaison Specialist

Forest Service
Blackwell Job Corps

desk: 715-674-7372

cell: 715-902-9461

Kathy.mclaughlin@usda.gov

Mclaughlin.kathy@jobcorps.org

4155 County Hwy H

Laona, WI 54541

www.fs.fed.us

Caring for the land and serving
people



Letter of Commitment

September 20, 2023

To whom it may concern:

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit which seeks to build supportive transitional and affordable housing in Northeast Wisconsin for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles.

Our agency, *The Lauren Faith Smith Ministry for Nonviolence*, is willing to provide help in the form of construction and maintenance volunteer labor.

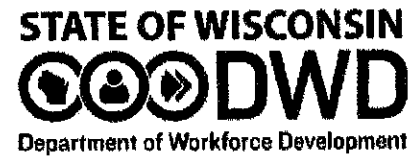
Our services would amount to approximately 100 hours per month labor assistance for a value of \$2,000.00 monthly.

We strongly believe in what Veterans 1st of Northeast Wisconsin is doing and believe they will succeed in this desperately needed project. With their resources and skill sets, they will most certainly help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma, successfully obtain career training and opportunities, and enable them to actualize their goals in and quality of life they so richly deserve through service to our country.

Mark Smith
President
Lauren Faith Smith Ministry for Nonviolence
87-4442506, a 501(c)3 Nonprofit
Personal Email: morgsat1@gmail.com
Ph#/Text: 920-671-4495

Richard Henes
Treasurer/Veterans Liaison Chair
Lauren Faith Smith Ministry for Nonviolence

Department of Workforce Development
Employment and Training Division
Office of Veteran Employment Services
P.O. Box 7972
Madison, WI 53707
Telephone: (608) 266-0327
Fax: (608) 261-6968
Email: DETVETS@dwd.wisconsin.gov



Tony Evers, Governor
Amy Pechacek, Secretary-designee

May 17, 2023

Letter of Commitment

To whom it may concern,

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build affordable and transitional housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Brown County.

Our agency, the State of Wisconsin – Office of Veteran Employment Services is willing to provide help in the form of supportive services to assist veterans with resume building, job searching, completing job applications, arranging mock interviews, and providing any other assistance or referrals as needed to achieve their employment goals.

Our services would amount to approximately 16 hours (as needed) of In-Kind services per month.

We strongly believe in what Veterans 1st of NEW is trying to do to help our veterans attain affordable, supportive housing with wrap-around services to help the veteran residents address their military trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Michelle Flynn-Reineke

Michelle Flynn-Reineke
(920) 204-3801

Letter of Commitment

November 16, 2023

Northeast Wisconsin Technical College is offering a letter of commitment to Veterans 1st of Northeast Wisconsin for the veterans they will serve in the transitional housing facilities in Brown County.

Gail Nohr graduated from NWTC with an Associate Degree in Human Services and Technical Diploma in Substance Abuse Counselor Education. She is a strong advocate with an extensive background in serving veterans.

Our Veteran Education Benefit/Student Support Specialist at Northeast Wisconsin Technical College commit to a minimum of two onsite meetings per year and as needed appointments on NWTC campuses to support the Veterans who will be served by Veterans 1st Tiny Home Village. Our team is committed to assisting veterans and their families in pursuing educational goals at the college. NWTC offers holistic student support services, and the Veteran Education Benefit/ Student Support Specialist will act as that liaison to connect the with other on campus resources.

Please contact our office with any questions.

Ashley Drzewiecki & Arthur William Despins (Will)

Veterans School Certifying Officials/ Education Benefit Specialists

Northeast Wisconsin Technical College
Veteran Resource Center -GB SC134
Dept Phone- Call or Text: 920-498-6928
veteranservices@nwtc.edu

TOLL FREE 800-422-NWTC

GREEN BAY
920-498-5400
2740 W. Mason Street | P.O. Box 19042
Green Bay, WI 54307-9042

MARINETTE
715-735-9361
1601 University Drive
Marinette, WI 54143

STURGEON BAY
920-746-4900
229 N. 14th Avenue
Sturgeon Bay, WI 54235

Letter of Commitment

Date: 12-7-2023

To whom it may concern:

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable homes in a village for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our agency, Foundations Health & Wholeness, is willing to provide help in the form of counseling for veteran residents in need of mental health services who are not able to obtain services from the Green Bay VA Clinic. We also have grant funding to cover the costs of services for those who qualify under ALICE income guidelines. Other veterans who do not qualify for grant funding will be charged for services on a sliding fee scale.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin obtain affordable, supportive housing with wrap-around services. These veterans will have access to services to help them address their trauma, obtain career training, and advance their goals in life.



Sarah Graper
Development Director
Foundations Health & Wholeness

BROWN COUNTY HUMAN SERVICES

Brown County Community Treatment Center
Outpatient Clinical Services Division
3150 Gershwin Drive
Green Bay, WI 54311



Phone (920) 391-6940

September 29, 2023

To Whom It May Concern:

Veterans who are not able to access services elsewhere, including through the Veterans Administration, can be referred for psychiatric and therapy services at the Brown County Community Treatment Center, 3150 Gershwin Drive, Green Bay, WI 54311. Our services are reserved for Brown County residents who do not have other resources to obtain these services. They can call our intake worker at 920-391-4723 to provide necessary information and obtain an appointment for services.

Thank you,

A handwritten signature in black ink, appearing to read "Eliza Killian", written over a circular stamp or seal.

Eliza Killian, MS, LPC, CSAC
Behavioral Health Manager
Brown County Human Services
Brown County Community Treatment Program
(920) 391-4816



Turning
Brown

Grey 1



Wisconsin Senior Employment



Letter of Commitment to Veterans 1st of NEW to:
Greater Green Bay Community Foundation

Date: 08/29/2023

Wisconsin Senior Employment Program (WISE) is part of the Senior Community Service Employment Program (SCSEP), a Title V Older Americans Act grant that focuses on giving training opportunities to unemployed persons aged 55 and older at low income to upgrade their skills, develop new skills to become more competitive in the workforce. One of the WISE Program's priorities is working with veterans.

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our agency, Greater Wisconsin Agency on Aging Resources through the Wisconsin Senior Employment (WISE) Program is willing to provide help in the form of offering SCSEP-eligible training to unemployed persons, age 55 and older part-time work experience at minimum wage for 20 hours per week per resident enrolled in the WISE Program. The WISE program durational limit is 48 months for participants to upgrade skills, and learn new skills to become more competitive in the workforce. WISE Program gives priority to veterans.

Our services would amount to approximately 86 hours per month per resident enrolled in the WISE Program for a value of \$623.50 monthly or \$7,482 per year in income for their residents.

WISE Program will also provide two WISE participants to work at the Veterans 1st of NEW Village as office and/or security employees. This will save Veterans 1st \$16,320 per year for each position that they will not have to pay equalling \$32,640 a year.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Sincerely,

Darice Hannon, Title V WISE Program Director-Coordinator

Darice "D" Hannon, SCSEP Title V WISE Director-Coordinator
darice.hannon@gwaar.org · Ph: 920-469-8858 · Fax: 920-469-8967
201 West Walnut Street, Suite 204, Green Bay, WI 54303



Letter of Commitment

September 8, 2023

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our company, Cornerstone Mortgage is willing to provide help in the form of monthly Financial Literacy classes on-site to those residents who have obtained employment and want assistance with budgeting, credit building, applying for a VA Home Loan, and help finding a suitable home to purchase.

Our services would amount to approximately 8 hours per month per any residents in need of assistance for a value of \$800 monthly.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Kristy Van Lanen

A handwritten signature in cursive script that reads 'Kristy Van Lanen'.

Sr Loan Officer
920-265-5224
kristy@csm-wi.com
NMLS#342018/140031



Letter of Commitment

Date: October 5, 2023

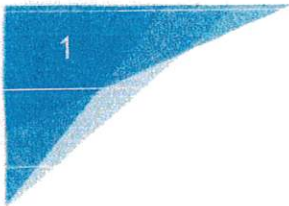
I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our agency Green Bay Elks Lodge #259 is willing to provide help in the form of providing Welcome Baskets to new residents with housewares items and bedding supplies worth \$300 each totaling up to \$3,000 a year if veterans are cycling through the program faster than expected. We will also set up and supply a Heroes Closet for residents to choose new clothing and outerwear as needed.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Sincerely,

Kelly Downard
Exalted Ruler
Elks Lodge #259
3195 S. Ridge Road
Green Bay, WI 54304



9th STREET WELLNESS CENTER

Health, Well-Being, Happiness

In-Kind Partner Donation Form

Donor or Company Name: 9th Street Wellness Center East

Contact Name (if applicable): Karen Stoeck

Telephone #: (920) 490-9699 Email (to receive gift receipts): email@9thstwellness.com

Address: 2330 Meadow Park Dr. City: Greenville State: NC Zip: 27631

Estimated Fair Market Value as determined by the donor: \$200.00 per resident

☐ Check if you prefer to remain anonymous

Description of Donation (including quantity): As needed per resident services

Chiropractic - Naturopathic Doctor - Massage - Self Help classes
Tai Chi - Yoga - many more that the residents will be able to choose.

Donor Signature: Karen Stoeck Date: 9-21-2023

To be filled in by staff/volunteers:

Approval: _____ Date Received: _____

Staff/Vol. Received by: _____

Gift Acknowledgement will include agreed-upon terms: _____

THANK YOU!

Retain this receipt for tax deduction purposes. No goods or services were provided in exchange for this contribution.



Letter of Commitment

Date: 9-21-2023

I am writing this Letter of Commitment for the Veterans 1st of Northeast Wisconsin non-profit company that is looking to build supportive transitional and affordable housing for our area veterans in need who are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Our agency, 9th St. Wellness Center East is willing to provide help in the form of Chiropractic - Naturopathy - Massage - Many self help classes

Our services would amount to approximately 4 hours per month per resident in need of assistance for a value of \$ 200.00 monthly.

We strongly believe in what Veterans 1st of NEW is trying to do. They will help veterans of Northeast Wisconsin attain affordable, supportive housing with wrap-around services to help them address their trauma to be able to obtain career training and opportunities to help them advance their goals in life.

Printed Name: Karen Stoehr

Signature: Karen Stoehr

Position: Owner, manager

BEAMING Inc.
P.O. Box 524
Neenah, WI 54957-0524



January 5 , 2024

To whom it may concern:

I am writing this Letter of Commitment for the Veterans 1 st of Northeast Wisconsin a non-profit company that is looking to build supportive transitional and affordable housing for area veterans in need. Veterans are struggling with housing insecurity, a great undersupply of affordable housing, employability, and behavioral health struggles currently in Northeast Wisconsin.

Beaming Inc, (Horses Hearts Heroes program) is willing to provide equine assisted services (every other month at our farm in Neenah free of charge. The alternate months we will visit the Veterans1 st NEW site for \$500 each for four visits.

Equine assisted services provide: Emotional support, physical and cognitive benefits, social integration, stress reduction, trauma resolution, improved communication, and confidence building. Bonding with a horse has proven research to support the benefits.

I strongly believe in what Veterans 1 st of NEW is trying to do. They will help veterans of Northeast Wisconsin with this combined collaboration and support the veterans housing needs.

Thank you again for your consideration in supporting our efforts to provide a safe, welcoming space where those in need can find peace, hope and healing. With your support, we can continue to "Change Lives, One Ride at a Time."

Sincerely,

A handwritten signature in black ink, appearing to read "Katie Samuelson", with a stylized flourish underneath.

Katie Samuelson
Center Director, BEAMING Inc.



Resonate Body and
Energy Healing
Jenelle Schroeder
920-636-9262

To Whom It May Concern:

My name is Jenelle Schroeder, and I am a veteran who owns a business called Resonate Body and Energy Work. My business is home-based with my office located in Hortonville, WI.

I met Gail Nohr while attending a veterans business start up class at Fox Valley Technical college.

I was approached by Gail Nohr and asked if I would like to offer my services to the non-profit Veterans Village as a massage therapist.

I would absolutely offer my services! I would provide chair massages for 7 veterans with a session of 20 minutes at \$1.00 a minute. With an agreed upon monthly interval as needed.

I am happy to be a veteran owned business and to be able to offer therapeutic massage to other veterans in need.

Best regards,

Jenelle Schroeder

Owner, Resonate Body and Energy Healing

Resonatebehealing@gmail.com



BRAVO COMPANY, N.E.W. VETERAN BATTALION WELCOME HOME VETERAN SPONSORSHIP PROGRAM

October 2022

To Whom It May Concern,

Re: Letter of support for Veterans 1st of N.E.W. Inc. Homes,

I am writing this letter of support for **Veterans 1st of NEW, Inc.** as President of Bravo Company, N.E.W. Veteran Battalion. Bravo Company is a 501c3 organization and was created to provide recently returned servicemembers a sponsor or guide to help eliminate any frustration they encounter upon re-entering civilian life. Sponsors (who are veterans also) help guide the newcomers to the many veteran services and programs available in Brown County and the state of Wisconsin.

One of the most important issues our veterans face when they return to civilian life is the task of finding adequate housing. Some veterans are single, but many are married or have dependents. After years of receiving military support for housing, they are now on their own. If they are lucky, they have family or friends they can stay with while they hunt for housing. If they are not so lucky, they may find themselves homeless. The **Veterans 1st of NEW, Inc.** program has seen this Veteran homeless problem all over the country and created a program that has proven to be a solution. After reviewing information on a successful program in Georgia, Bravo Company supports a similar program coming to Northeast Wisconsin and the Green Bay area.

The **Veterans 1st of NEW, Inc.** has a plan that connects public housing authorities, HUD and the VA to build not just homes, but a community where Veterans and their families feel safe to readjust to civilian life. This housing allows the Veteran to age in place and reduce dependency on multi-occupant dwellings. This type of "base" provides "the community with incredible talent, experiential knowledge, and value our veterans possess." Also, each base provides onsite training and health services. This allows residents and local veterans to receive efficient and affordable medical, emotional, mental health, and rehabilitative care through mobile VA medical staff personnel or under contract with a local clinic.

Bravo Company believes this is a plan that would work well in Brown County and supports the plan.

Sincerely,

Scott Katzka

President,

Bravo Company, Northeast Wisconsin Battalion

Soaring Recent Alumni Award: Recognizes recent alumni who have accomplished notable achievements early in their careers. Honorees are soaring both personally and professionally. Anyone who graduated within the past 10 years is eligible to be nominated.

About NWTC:

MISSION STATEMENT

We are a two-year technical college, serving Northeast Wisconsin by providing education, training, and life-long learning opportunities for all individuals and businesses leading to the development of a skilled and culturally inclusive workforce. Our customers stimulate the economic vitality of our district as a result of the application of skills and knowledge acquired through the completion of certificates, degrees, diplomas, and courses.

Gail Nohr, Veterans 1st of NEW Co-founder

This idea of a village to support fellow veterans has become a reality due to Gail Nohr. Her vision was born through Gail's experiences as a Navy Hospital Corpsman, then working in the county veteran office and seeing the housing issues Veterans faced. Gail attended NWTC and graduated with four degrees: A certificate in Healthcare Care Business Services (2012), an Associate Degree in Health Care Business Services (2015), a Technical Diploma in Substance Abuse Counselor Education (2021), and an Associate Degree in Human Services (2021). Her Highest Honors in Substance Abuse Counselor Education and Human Services show her passion for turning her experiences into a way to help others. Most recently Gail participated in an Entrepreneurship Pitch competition and won as well.

Not only has Gail completed educational requirements to learn and support the Veterans who will benefit from the cottages, her and her husband Kim have drummed up over 1 million dollars in donations in about a year. She has secured grants. She has created paths to employment for the Veterans. She has navigated the complex systems and barriers of government regulations to find a way to have land donated that allows Veteran residents access to healthcare at the VA clinic and education at NWTC and UWGB. Every barrier she experienced, she continued to push through. Why? In 2022, there were 31 veteran suicides in Northeast Wisconsin. Veterans Affairs states that homelessness and housing insecurity greatly increase the likelihood of suicide among veterans. Gail has acted to end this in our area.

Gail has secured over 200 volunteers to provide a network of opportunities and support in every aspect of the planning process, building process, and most importantly to create a holistic support for the Veteran residents. She has found and established relationships with key community partners. Her Rapid Rehousing model is unique to Brown County but modeled after a very successful Veteran Village in Racine WI. She has taken this model which boasts a 73% success rate and created a plan for success in Green Bay, WI. Success at the Veteran's 1st Village means healing and self-sufficiency. Gail does this all while also working at the Jackie Nitsche Center.

Gail embodies the Mission, Vision, Values and Behaviors of NWTC in her personal development and impact to transform, strengthen and inspire those around her. I could go on and on. Please accept this as my nomination for the Soaring Recent Alumni Award.



Department of Workforce Development

September 4, 2023

To Whom it May Concern:

My history with Gail Nohr dates back almost four years. I was introduced to Gail while I was working with Veteran's Employment and Gail was with the Wisconsin Senior Employment (WISE) Program. Later we were reintroduced to her work through the Brown County Veterans Service Office (CVSO) and as a counselor at the Green Bay Veterans Housing and Recovery Program (VHRP). I recall Gail as being enthusiastic about hands-on work with the clients from each of these organizations. To me, it was evident that Gail had become an inalienable part of the team, working much more than what her job responsibilities required, and it was clear that she enjoyed what she was doing tremendously. I have personally been involved with Gail as she serves on the Board of Directors with myself at Bravo Company, Northeast Wisconsin Veterans Battalion. Gail personally provides services that bridge the gap for Service Members transitioning from active duty to civilian life. She also works to connect Veterans and Service Members to the many services and programs available in Brown County and the state of Wisconsin.

I have collaborated with Gail in assisting many Veterans who were struggling with finding employment, dealing with addiction, or facing homelessness. Her efforts were well received and produced results in the way of allowing many homeless Veterans to gain suitable housing paving the way for me to assist the Veteran in gaining employment. Gail proved to be extremely dependable, showed extreme compassion, and provided outstanding service to Veterans in our areas. She demonstrated outstanding customer service and communication skills. Her positions also required complete and accurate documentation which she excelled at as well.

From the years I have known Gail, she has always been an inspiration—the person with that spark and never-ending capacity for enthusiasm, optimism, and faith. Gail has an open personality that perfectly suits the sphere of social services. She is tolerant, compassionate, empathetic, and understanding. Gail has greatly contributed to assisting in supporting every organization in that I have witnessed her performance. She is more than a colleague; she is a friend to whom I know I can turn and will never let me down.

When I think of Gail as the Director, Peer Specialist, and group facilitator for the veterans at Veterans 1st of Northeast Wisconsin, I cannot imagine a better candidate for this position. Gail has a unique personal ability to bring out the best in people by demonstrating by her own example how nobility, trustworthiness, and kindness can help people reach a solution through compromise.

The Veterans 1st Tiny Homes Village and affordable rental units are a much-needed development for our area veterans who need job training and placement with wrap-around services and groups that they will provide to them to ensure their success on the road to recovery.

Jeff Orlowski

Team Builder Manager – Worker Connection Program



Veterans Housing and Recovery Program
2500 Bel Meadow Dr. Green Bay WI 54311
Office: 920-391-4370 Fax: 920-391-4372

To whom this may concern,

I am writing to briefly share about Gail Nohr, and her NWTC Human Services/AODA Internship experience that she has completed at the Veteran's Housing and Recovery Program (VHRP) here in Green Bay, WI.

Gail started her time with our Veterans, in February of 2021 through her Graduation date of May of the same year. During this timeframe, she was facilitating groups 3 days a week, where she would focus on the needs of our population, addressing Anger Management, NA/AA/AODA Relapse Prevention, PTSD, Life Skills and Coping skills. Gail also provided community resources to the Veterans when she was alerted of their current needs and would follow-up with them.

Gail learned to use her therapeutic use of self, by mindfully sharing some of her personal experiences with substance abuse, mental health issues, along with some of the coping skills she has/had success with. This was an important skill to utilize during her groups, to assist with establishing her rapport, trust with them and generating attendance for groups. The materials she found comfort in sharing with our Veterans where: Living Clean: The Journey Continues, The Seeking Safety program for PTSD and Substance Abuse as well as the Materials that our Case Manager currently has on hand. Additionally, Gail also used her community resources that were also beneficial to our Veterans, providing them with additional funding, job seeking opportunities and other programs in the Brown County area. She was also assisting with documentation within the HMIS system, assisting with incoming calls, accepting donation drop-offs and clearing Veterans when entering the building with breathalyzer, bag checks and an occasional random room inspection with other staff personnel.

After her Internship completion and Graduation from NWTC, Gail continued to maintain the groups she was providing to the Veterans once a week. During this time, she added guest speakers to her groups, which were well received, relatable and enjoyed by the Veterans. She also continued to provide resources and additional coping skills to assist them with their struggles.

Gail is eager to learn new skills and find reasonable solutions to enhance herself and the betterment of others. Please consider Gail in her pursuit to enhance her career path. The Veterans, myself and other staff have enjoyed her time with us here at the VHRP. If you have any other questions regarding Gail's time with us, please feel to reach out to me directly.

Sincerely,

Katrina Currier, Site Director Green Bay VHRP

Act compassionately. Serve humbly. Lead courageously.



Brown County, WI
Established 1818

August 30, 2023

To Whom It May Concern:

This letter is my support for Gail Nohr's efforts in her Tiny Homes Village project. Gail has demonstrated her enthusiasm and dedication toward helping Veterans in several projects I have observed her undertaking. She helps Veterans in so many ways as an employee of the Brown County Veterans Service office. Her role as benefits specialist provides her great insight into the day-to-day needs of our Veterans. She works hard to connect Veterans and Service Members to the many services and programs available in Brown County and the state of Wisconsin.

Gail has demonstrated success in assisting many Veterans who were struggling with finding employment, dealing with addiction, or facing homelessness. Her efforts were well received and produced results in the way of allowing many homeless Veterans to gain suitable housing paving the way for Veterans to gain employment and improvement of their personal situations. Gail proved to me she is extremely dependable, shows extreme compassion, and provides outstanding service to Veterans.

The Veterans Tiny Homes Village and affordable rental units are a much-needed development for our area veterans who need job training and placement with wrap-around services and groups that they will provide to them to ensure their success on the road to recovery. Gail is an individual I would highly recommend receiving whatever support she needs to make this program successful in every way possible.

Richard Schadewald

Richard Schadewald
Brown County Board Supervisor, District #24
(920) 217-8477



August 18, 2023

To whom it may concern,

I have known Gail Nohr for 10 years through our work at the National Alliance on Mental Illness and The Gathering Place. Gail is a very compassionate person who believes in people and helps them to recognize that everyone is worthwhile. She does this by helping people find their strengths. She is a very motivated person. She started and facilitated a veteran's education and support group for our organization called Veterans in Recovery. She has been offering this group weekly since April of 2022 and has very regular attendance.

Gail is doing remarkable things for the veterans in this community, including helping them obtain housing and services. Her idea of "tiny houses" for veterans prompted me to award her with The Gathering Place's 2022 "Thinking outside of the box" award.

The Gathering Place will support Veterans 1st of NEW with Peer Support Specialists to lead groups of their residents through their recovery journey weekly for two hours a week. This will equal 208 volunteer hours a year for a value of \$3,536 annually.

I am certain that Veterans 1st will do wonderful things in this community for veterans. It is a privilege to know and work with them.

Sincerely,

Amy Payne
Executive Director
The Gathering Place

**VETERANS 1ST OF NEW
SCHMITT PARK NEIGHBORHOOD
ASSOCIATION OUTREACH**



Below is a list of all our Collaborators that we have contracts or agreements with.

Construction Team

Luradiance Design
Martinson & Eisele, Inc.
Geisler Group
Garritt Bader
Chad Buntin Construction
Hurkman Mechanical
Plumbers Local 400
Eland Electric
Electricians Local 158
Carpenters Local 1146
Operating Engineers Local 139
Greentech Renewables
Job Corps
Hands 4 Heroes
Macco's Flooring
R. K. installations
C.W. Custom Exterior
Leadership Green Bay Team 6
NWTC
Earthseed Landscaping
Kingdom Workers
Boldt Construction

Specialty

Architect
Survey & Site Engineers
Development Advisor
Development Advisor
Framers
Plumber, Permits
Plumbing Installation, Apprenticeships
Electricians, Permits
Electrical Installation, Apprenticeships
Carpentry, Apprenticeships
Site Prep
Solar materials, installation
Framing, siding, site work, trades
Installing all roofing
Donate all flooring
in-kind flooring installation
Exterior finish installation
Fundraise and build Garage
Apprenticeships, wall components
Landscaping
General Construction
Community Center Design/Build

Sent to 90
Neighbors on 3/3/24

Corporate Builds

Little Rapids Corporation
WELS Trucking Corporation
Associated Bank
Capital Credit Union
Abby Bank
Boldt Construction
Denmark American Legion
US Bank

Skilled Construction Foremen

Rick Groomwald
Jeff Mohr
Jerry Beiersdorf
Ray Kerkhoff
Ron Umentum
Construction Scheduler
Engineer
Contractor
Journeyman Concrete Finisher
Development Inspector

Employment/Education

Department of Workforce Development
 Mission Wisconsin
 Forward Services Corporation
 NWTC
 UWGB
 Little Rapids
 WEL Trucking
 Schneider Trucking

Michelle Flynn-Reineke
 Steve Janke
 Craig Coleman
 Ashely Drzewlecki
 Nicole Stockman
 Lisa Chrisler
 Matthew Pennings
 Mathew Hastreiter

On-site 4 hours a week, career services, job placement
 On-site as needed, career services
 On-site weekly, career services
 On-site education services as needed
 On-site education services as needed
 Job opportunities
 Job opportunities
 Job opportunities

Healthcare/Emotional Health

VA Clinic
 Vet Center
 N.E.W. Community Clinic
 Br. Cty. Community Treatment Center
 Church Health Services
 Foundations Health & Wholeness
 9th Street Wellness Center
 Resonate Body & Energy Healing
 Beaming Equine Therapy
 Woodworking Classes
 Movement & Meditation

Heather Grasse
 Scott Katska
 Kim Frazen
 Eliza Killian
 Candice Kreis
 Sarah Graper
 Karen Stoehr
 Jenelle Schroeder
 Katie Samuelson
 Rick Groomwald
 Amanda List

Healthcare, Case Management, rental assistance
 Emotional Health Therapies
 Mental & Physical Healthcare
 Mental Health, Case Management
 On-site Emotional Therapy monthly
 Mental Health, Case Management
 On-site Chiropractic, Massage, Tai Chi, Yoga therapies
 On-site Massage Therapy
 On and off-site Horse Therapy monthly
 Project classes monthly
 Classes for wellness

Financial Services & Assistance

Brown County Housing Authority
 HUD VASH Vouchers
 Associated Bank
 Fox Valley Veterans Council
 Elks Club
 Sofas for Service
 Br. Cty. Veterans Service Office
 Cornerstone Mortgage
 Movement Mortgage

Patrick Leifker
 Patrick Leifker
 Stan Kroll
 Tim Cody
 Kelly Downard
 Jeff Staad
 Joe Aulik
 Kristy Van Lanen
 Cathy Kohlbeck

Up to 70% of rental assistance
 Up to 70% of rental assistance
 On-site monthly Financial Literacy classes
 Security deposit and rental assistance
 \$300 Welcome Baskets and mattresses
 Furnishings for 9 homes
 File for VA Service-Connected Disability Claims
 Apply for VA Home Loan and help find homes to purchase
 Apply for VA Home Loan and help find homes to purchase

Programming Support Staff

Wisconsin Senior Employment
 Concordia University Intern
 Substance Use Counselor IT
 Program Director
 General Contractor/Mentor
 Security Architect and IT Specialist
 Philanthropy Director
 Housing Director
 Vantage Point Property Management

Darice Hannon
 Dalton Lardinois
 Gail Nohr
 Gail Nohr
 Kim Nohr
 Jonathan Davis
 Jan Gertzfield
 Amber Edwards
 Fran Bourassa

2-3 employees for office and security monitoring
 Occupational & Nutritional Therapist
 Full-time assistance with resources and groups
 Full-time managing programs and volunteers
 Full-time managing the construction and volunteers
 Part-time will monitor the security operations
 Part-time grants manager and donor relations
 Administer the Housing Choice and HUD VASH vouchers
 Assistance with Property Management

Security

24/7 security cameras	Jonathan Davis	Set up security cameras to view all houses
Front Desk Office Staff	All Staff	Monitor security cameras
Green Bay Police Department	911	Will be on-site in minutes if called
Squad Leaders	TBD	After hours monitoring of all activity
24/7 on call	Kim Nohr	Will address any issues as they arise within 20 minutes
24/7 on call	Gail Nohr	Will address any issues as they arise within 20 minutes
Security Advisor	Jeff Reince	Retired Corrections Officer as needed

The flyer that was illegally inserted in some neighbors mailboxes recently is TOTALLY false. Veterans 1st is NOT building 198 homes for homeless veterans. In 2024 we would like to build five 400 sq ft Fair Market Value rental affordable homes and two 600 sq ft homes, one of which will be our initial Community Center. In 2025 we would like to build five more 400 sq ft homes and two more 600 sq ft homes. In 2026 we would like to build the last seven 400 sq ft homes for a total of 21 homes and a Community Center. The affordable homes would be the similar cliental that are in the current Veterans Manor.

Gail did not say that she has "extensive mental health and substance abuse training". She has been working with the recovery population for several years as a Wisconsin Certified Peer Specialist and as a Substance Abuse Counselor in Training. She is working on getting her full license with a local Treatment Center that she has been working at for a year now. The year before that she trained at a local Veterans Recovery Program. She has two Degrees and two Certificates from a local college. She will not be the only person working with residents in our program and will just be helping them with resources and getting connected to the professionals that we have listed in the above agencies if needed. We have 35 other professionals listed who are willing to come on-site to offer assistance weekly and/or monthly and as needed.

Kim has recently trained and applied for his Contractor license and worked for a custom home builder for eight years early on in his career. After that he finished his career as a 29-year Journeyman Carpenter. On the first page you can see the 22 professional construction and development agencies that will be working with us to develop our Cottage Court. You can see the other five experienced construction foremen that will be on-site supervisors for the project.

You can also see what we have planned for security on site and 24/7. The cameras will be monitored and any neighbor who has any concerns can call Kim or Gail at 920-932-1763 or email info@veterans1stnew.com at any time and we will investigate the concern. All our residents will sign a contract that states that they will not be outside after 9:30 and will be quiet and considerate. They will also agree to not trespass on private property and if so, will face eviction. Brown County Housing Authority does extensive background checks and those on the Sex Offender Registry will not be accepted.

We have adequate parking and will have adequate lighting and landscaping to try to reduce the parking lot lights. The houses will be of three different varieties with three different subdued color schemes. We will be as north on our 3.5 acres of property close to Veterans Manor and a legal distance away from the Potters Field County Property that we will not disturb.

If you have any other concerns that we have not addressed above, please fill out the postcard and mail it back to us and we will address it as soon as possible.

Thank you,

Veterans 1st of NEW Staff



Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

Outreach to SPNA

- The property location was made public by Brown County in a media event on December 13th.
- The vote was taken on December 20th for the Brown County Supervisors and was open for discussion. The vote was unanimous in favor of the property donation.
- On December 21st Veterans 1st staff tried calling the Schmitt Park Neighborhood Association contact they have listed with the City of Green Bay but did not get a reply.
- On December 29th we emailed the two people who were on the contact list for the city of Green Bay and the general email to set up a meeting and it was not responded to.
- Veterans 1st staff met with the Schmitt Park Neighborhood Association on January 8th and offered an informative PowerPoint presentation but were asked to answer questions instead.
- On February 20th Veterans 1st will meet with the neighbors who are located within 500 feet of the property and anyone else from the neighborhood who was interested in attending.
- We have received at least 33 emails from the Schmitt Park Neighborhood Association since January 12th and have addressed the ones that are not attacking us in a civilized manner.

SPNA/Veterans 1st of NEW, Inc. - Dashboard Report

Dated 01-25-2024

Version - 2.1

ISSUE	BRIEF DESCRIPTION	OWNER	STATUS- See Key	NOTES	Answers by Veterans 1st of NEW & SPNA
Assign Special Liaison	Establish single point of contact with SPNA and Veterans 1st	SPNA Board of Directors		Harris Christensen for SPNA	Strategic Communication Plan document created and shared with the BOD and Veterans 1st. Filed under Communication Plan. Document will evolve as we get more direction from the City of Green Bay. Plan is to develop a two pronged approach. First audience are those within the geographical area defined by the City of Green Bay. Second would be a general Town Hall for all other residents.
	Contact person for Veterans 1st	Kim & Gail Nohr		Kim and Gail Nohr for Veterans 1st	
Communication Plan	Town Hall SPNA & Veterans 1st	Christensen/Nohr		Veterans 1st attended BOD Meeting 1/5/24. First Town Hall for notification recipients. Second for general SPNA	Will discuss our ideas at a future BOD Meeting. We certainly want to be good neighbors. See document filed under Veterans 1st-SPNA.pdf. The City of Green Bay will provide listing of notification of residents within the defined geographical area.
	Quarterly Town Hall Updates Newsletter Update	Christensen/Nohr Kathy Jerry		TBC - As needed Will add to Spring Newsletter Updated 1/17/24. Can we add dashboard link?	
	Facebook Page Update	Rachel Burger		Updated 1/20/24. Can we add dashboard link?	
	Next-door Page Update	Rachel Burger		Exploring including in required City notification by Veterans 1st	
	Special Mailer to SPNA Residents	Christensen			
Plan Commission Meeting	Invitation to interested parties	Aldar Grant/Christensen		Aldar Grant will notify when scheduled	Association President, Rick Jerry, will be formally invited by City. Veterans 1st has prepared a presentation and content will evolve. Document filed under Veterans 1st-SPNA.pdf
	Presentation Documents	Nolr			
Impact Analysis	Socio-economic impact on property owners Safety and Security Impact	Nolr/Veterans 1st		Have any studies or data collected to evaluate the potential impact on adjacent property in the Schmitt Park Neighborhood? Measures to mitigate	Adverse valuation is mainly attributed to poor property management at other locations and low design standards. Green Bay will treat as a Planned Unit Development (PUD) and adhere to stringent traditional neighborhood design. The Plan Commission will scrutinize proposed plans. Also, the City has high standards for the Property Management. If a change of control takes place, the new management company must be approved by the City. Veterans 1st has shared a case study on similar projects. Document filed under Housing Study and Property Values 2022.
	Traffic Analysis			Will we have parking for all houses? Or will it be a communal parking lot? What if a veteran has two vehicles, can they keep both on-site?	

Resident Eligibility	Criteria/Restrictions	Nohr	Length of service, criminal background checks, sex offender registry etc. Will these be court ordered placements or voluntary application? Are there going to be any "three-strikes" rules for eviction? Are there any eliminating criteria establish for occupancy?	Length of service-- VA standards are at least one day of Active Duty and an Other Than Dishonorable; criminal background checks will be done by BCHA and Veterans 1st; cannot be on sex offender registry or a violent offender or have current warrants; voluntary applicants; three strikes rule working on details. We are also offering them 20 different employment, health and wellness services to help them address any issues and barriers they may have to allow them to be tax-paying members of society instead of a drain on county services and funds.
Project Financial Statement	Other than the donated parcel (up to 3.5 acres) from the County are any other state or federal funds being used to fund this project?	Nohr/Veterans 1st	Need for transparency	WHEDA. Also see document filed under Veterans 1st Summary Sheet.
Contractor	Who is building these "tiny homes?"	Nohr/Veterans 1st	Competitive bidding process vs donated time and talent	A coalition of contractors. For additional information see document filed under Veterans 1st Prospectus
Tiny Home Village Maintenance	Items include - landscape, lawn care, lighting, snow removal, sanitation contracting, general repair and maintenance	Nohr/Veterans 1st	Budget and contracting process. Planned unit development will address	Veterans 1st crew, dumpster contracted. Items included in PUD include but are not limited to: Land Use, Dimensional and area requirements, Signage, Refuse and Mechanicals, Parking, Lighting, Landscaping, Access, Traffic, Drainage and Retention Issues. Will include PUD documents when approved by Plan Commission prior to Common Council adoption.
Site Leadership Team	Who will be the "Village" site director	Nohr/Veterans 1st	Onsite, fulltime, back-up; and contact information	Kim Nohr and Gail Nohr Site Directors, resident Squad Leaders on-site 24/7. See document filed under Veterans 1st-SPNA.pdf for background/bio information.
Updated Site Plan/Map/Layout	Outdated version was only available	Nohr/Veterans 1st	Exact location on the parcel located at 2890 Saint Anthony Drive - Update - Preliminary Site Plan received 1-25-2024.	Currently working on and will forward Preliminary site plan and location shared with SPNA. Will "mature" as though various City officials review. Document filed under Veterans 1st Concept_1-24-2024. Other valuable documents on file - Schmitt Park Map, Mail list Addresses SPNA
Village Bylaws	Covenants and Restrictions	Nohr/Veterans 1st	A set of rules governing the use of the property. Includes such things as fencing, garbage cans (rapid mitigation) car repair, outdoor cooking, clothes lines, mailboxes	No garbage cans outside, use of dumpster, no intensive car repairs, some outdoor cooking, no clothes lines, 1 USPS collection box. Will be all stipulated in the PUD document from the City of GB.
Parcel Lighting	Lighting on homes and parking lot	Nohr/Veterans 1st	Plans to mitigate light pollution	a few smaller light poles. Addressed in PUD Document from City of GB.

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Crisis Intervention	Plans to address resident crisis intervention	Nohr/Veterans 1st	City/County Services. Consider placement of a blue light emergency beacon that will notify the appropriate personnel or agency (Fire/Police/Ambulance)	Checking into
Disaster Recovery Plan	Outline plans for a potential natural or man made disaster.	Nohr/Veterans 1st	Hot Site location for residents. Fire and tornado plans, evacuation.	Working on
Occupancy Projections/Turnover Rate	What is the projected length of stay for residents? What turnover rate is anticipated? Will residents be required to sign a lease agreement?	Nohr/Veterans 1st	Minimize revolving door	Two to five years with a longer stay if they want to be a Squad Leader
Expansion Plans	Are there any plans for expansion of the 3.5 acres already donated by the county?	Nohr/Veterans 1st	Resolution 145 stipulates ten (10) 400 square foot homes and four (4) 600 square foot homes be completed no later than 10/31/2025. The brochure provided at the SPNA Board meeting states sixteen (16) four hundred square foot homes.	17 400 sq ft Affordable homes and 4 600 sq ft Transitional homes and a Community Center. Possible 7 more 400 if appropriate. See document filed under Veterans 1st Summary Sheet.pdf
HVAC Systems	What are the HVAC plans for each tiny home?	Nohr/Veterans 1st	Brochure does not address	State code. Mechanicals addressed in PUD Document
Community Center	This appears to be the "hub" of this project and an integral part of the entire program. When will this be completed and what alternate plans are in place to provide these services during the construction phase?	Nohr/Veterans 1st	Are there plans to rent out community center to other organizations?	One transitional home will be the used as a Community Center until Phase 3. Could be used by the SPNA and other Veterans organizations.
Veterans Manor	Will they be eligible to apply? Are the ancillary services being offered to residents of the village going to be extended to residents of Veterans Manor?	Nohr/Veterans 1st	Reference "Services Offered in brochure	If they qualify, they can apply. Some of the services will be open to Veterans Manor residents.
Outreach to Moraine Ridge Senior Living and Hidden Springs Apartments	Proactively update on project	Nohr/Veterans 1st	Adjacent neighbors	We will be calling Moraine Ridge on 1/16/24. City will determine radius of special notification by Veterans 1st.
Open House for SPNA	Pre-construction walk-through. First home complete tour. Pre-ribbon cutting event - private to SPNA. Welcome event hosted by SPNA?	Christensen/Nohr/Veterans 1st/SPNA Board of Directors	Pro-mote unity	First home complete tour. Ribbon cutting event private and welcome hosted by SPNA
Welcome Reception/Lunch	Sponsored by SPNA for Village Residents, Support Staff and all members of the SPNA	SPNA Board/Christensen	Maybe a cookout? Sponsor gift bags/welcome home products?	Will discuss our ideas at a future BOD Meeting. We certainly want to be good neighbors.
Pets	Will the residents be allowed to have pets?	Nohr/Veterans 1st	What restrictions will be made? Will they have a dedicated pet "relief" area?	A couple of support dogs may be allowed with a dedicated pet area

The 8 transitional residents will not be allowed to consume alcohol and will be tested. The 17 affordable home residents will be allowed to consume alcohol in their houses but not outside

In line with Substance Abuse services

This agreement must be signed and abided by and will be enforced

Sign agreement

Nohr/Veterans 1st

Nohr/Veterans 1st

Will the Village ban alcohol?

Alert residents of the Village that they are to refrain from accessing private property

Alcohol

No trespassing rules

Key		Owner identified, in process and on target
		Owner identified, needs attention and follow up
		Owner may or may not be identified, no documentation found, needs to be addressed and resolved

HUD and DOJ Update Fair Housing Act Guidance about Land Use Laws

Nov 14, 2016

HUD and the U.S. Department of Justice (DOJ) released a Joint Statement updating guidance about how the federal Fair Housing Act applies to state and local land use and zoning laws. The guidance is designed to help state and local governments better understand how to comply with the Fair Housing Act, as well as to help the public understand their rights.

The Joint Statement updates and expands upon DOJ's and HUD's Joint Statement on Group Homes, Local Land Use, and the Fair Housing Act, issued on August 18, 1999. The Joint Statement is in the form of 27 questions with answers.

The Fair Housing Act prohibits a broad range of housing practices that discriminate against individuals on the basis of seven protected characteristics: race, color, national origin, sex, disability, family status (families with children), and religion. The Supremacy Clause of the U.S. Constitution gives federal laws, such as the Fair Housing Act, precedence over conflicting state and local laws. Consequently, the Fair Housing Act prohibits state and local land use and zoning laws, policies, and practices that discriminate based on a characteristic protected under the Fair Housing Act. As defined in the Fair Housing Act, prohibited practices include making unavailable or denying housing (including vacant land that may be developed into residences) because of a protected characteristic.

The Joint Statement provides examples of state and local land use and zoning laws or practices that may violate the Fair Act, such as:

- Prohibiting or restricting the development of housing based on the belief that the residents have a particular protected characteristic, such as race, disability, or family status. An example of such a restriction is a moratorium on the development of multifamily housing because of concerns that residents will include those with a particular protected characteristic.
- **Imposing restrictions on housing because of alleged public safety concerns based on stereotypes about the residents or anticipated residents who have protected characteristics. An example is requiring a proposed development to provide additional security measures based on a belief that persons with particular protected characteristics are more likely to engage in criminal activity.**
- Refusing to provide reasonable accommodations to land use or zoning policies when such accommodations may be necessary to allow persons with disabilities to

have an equal opportunity to use and enjoy the housing. An example is denying a request to modify a setback requirement so an accessible sidewalk or ramp can be provided for one or more persons with mobility disabilities.

A land use or zoning practice can result in an unjustified discriminatory effect if it caused or predictably will cause a disparate impact on a group of persons, or if it creates, increases, reinforces, or perpetuates segregated housing patterns because of a protected characteristic. Examples include minimum floor space or lot size requirements that do not have a legally sufficient justification and that increase the size and cost of housing, if such an increase has the effect of excluding persons from a locality or neighborhood because they have protected characteristics. **Similarly, prohibiting low income or multifamily housing may have a discriminatory effect on persons because of their protected characteristics, and if so, would violate the Fair Housing Act, absent a legally sufficient justification.**

When enacting or applying zoning or land use laws, state and local governments may not act because of the fears, prejudices, stereotypes, or unsubstantiated assumptions that community members may have about current or prospective residents because of the residents' protected characteristics. Doing so violates the Fair Housing Act even if the officials themselves do not personally share such biases. For example, a city may not deny zoning approval for a low income housing development because the development may house residents with a particular protected characteristic that the community fears will increase crime and lower property values. Similarly, a local government may not block a group home or deny a requested reasonable accommodation in response to neighbors' stereotyping fears or prejudices about persons with disabilities or a particular type of disability.

The Fair Housing Act does not protect an individual whose tenancy would be a direct threat to the health or safety of other individuals, or who might cause substantial physical damage to others' property, unless the threat or risk to property can be eliminated or significantly reduced by a reasonable accommodation. To determine whether someone poses a direct threat, there must be an individualized assessment based on reliable, objective evidence such as current conduct or a recent history of overt acts. The assessment must consider the nature, duration, and severity of the risk of injury; the probability that injury will actually occur; and whether there are any reasonable accommodations that will eliminate or significantly reduce the direct threat. A state or local government must take into account whether an individual has received intervening treatment or medication that has eliminated or significantly reduced the direct threat.

The Joint Statement is at: <http://bit.ly/2emU4kE>



Assessing the Impact of Affordable Housing on Nearby Property Values in Alexandria, Virginia

Christina Stacy and Christopher Davis

April 2022

Stable, affordable housing provides benefits to both people with low incomes and local economies overall. For individuals, it reduces homelessness, lifts people out of poverty, and improves health outcomes (Lubell, Crain, and Cohen 2007). It also improves youth educational outcomes and long-term earnings and reduces the likelihood of later adult incarceration (Andersson et al. 2016; Fischer 2015; Cunningham and McDonald 2012). Affordable housing can help maintain health, daily functioning, quality of life, and maximum independence for adults as they age (Spillman 2012). And it supports employment growth and stability, because low-wage workers are less willing to travel long distances for minimum wage jobs (Altali 2017; Chakrabarti 2014).

Despite these benefits, property owners who live near proposed affordable housing developments often oppose such projects, citing fear that the developments will cause their property values to decline (Sclally 2014). However, empirical research provides little evidence that subsidized housing depresses neighborhood property values (Ellen et al. 2007; Galster 2002; Center for Housing Policy 2009). Projects financed through the Low-Income Housing Tax Credit (LIHTC), the largest affordable housing financing program in the United States, have been associated with an immediate positive increase of 3.8

Data provided by Zillow through the Zillow Transaction and Assessment Dataset (ZTRAX). More information on accessing the data can be found at <http://www.zillow.com/ztrax>. The results and opinions in this brief are those of the authors and do not reflect the position of Zillow Group.

Dr. Christina Stacy is a voluntary member of the Alexandria Housing Development Corporation, an affordable housing nonprofit developer in Alexandria, Virginia.

percentage points in nearby property values (Ellen et al. 2007). Another study found that LIHTC properties, on average, revitalize low-income neighborhoods, increasing house prices by 6.5 percent, lowering crime rates, and attracting racially and income-diverse populations (Diamond and McQuade 2016). However, some studies have found that LIHTC developments in higher-income areas are associated with house price declines (Diamond and McQuade 2016; Woo, Joh, and Van Zandt 2016). Other types of affordable developments, such as those funded by new markets tax credits, have not been found to depress property values and can increase property values under certain conditions (Theodos et al. 2021).

It is unclear what conditions and which types of affordable housing developments affect property values differentially, and many local governments require their own analyses to help inform community debates. To add to this knowledge base, we use Zillow's assessor and real estate database to estimate the relationship between affordable housing developments in Alexandria, Virginia, and sales prices of nearby single-family homes, duplexes, cooperatives, and residential condominiums between 2000 and 2020 (Zillow 2021). We use a repeat sales model that estimates the change in sales prices before and after an affordable housing development is built near a home. The model compares those changes with changes in the sales prices of other residential units in Alexandria, thus isolating the relationship between the development and changes in property values.

We find that affordable units in the city of Alexandria are associated with a small but statistically significant increase in property values of 0.09 percent within 1/16 of a mile of a development, on average—a distance comparable to a typical urban block. These results are robust to other radii and comparison groups, such as comparing homes within a block with homes within a few blocks or comparing homes within a block with homes between half a mile and one mile away. When we remove set-asides—defined as affordable housing units within market-rate developments—the coefficient increases to 0.11 percent, confirming that set-asides are not driving these results. And when we split the effects by the baseline income of neighborhoods to see whether affordable housing construction in lower-income neighborhoods is driving the results, we find the opposite of prior research: in Alexandria, affordable housing in higher-income neighborhoods has a positive and highly significant effect on surrounding home values, as does affordable housing in lower-income neighborhoods. This calls into question prior findings that affordable housing in high-income areas necessarily causes nearby property values to decline.

The positive relationship between affordable units and nearby home sales in Alexandria may reflect strong local oversight and the close relationship between the city and affordable housing developers. Various municipal measures help ensure that new or preserved developments fulfill strict requirements for design, development, maintenance, and operation. Other cities have shared that they are unhappy with affordable housing in their jurisdictions, which they believe is because they have little local oversight over the developments.⁴ Alexandria's close partnerships with affordable housing developers and oversight of affordable housing may explain the positive effects found here.

These findings show that multifamily affordable housing developments in Alexandria do not cause a decline in nearby property values, as some fear, but are actually associated with a small but statistically

Affordable Rental Housing Does Not Reduce Property Values: Evidence from the Twin Cities

Some neighbors of proposed affordable housing developments express apprehension that the new buildings will lower nearby home values. Concern about property values is understandable; after all, a home is the single largest investment that most families will ever make.

However, the facts about the actual effect of affordable housing on neighboring home values tell a different story. A recent study found little to no evidence to support the claim that affordable housing developments stimulated a decline in their surrounding housing markets; in fact, each of the areas analyzed displayed stronger market performance after affordable housing was built.

The Family Housing Fund commissioned Maxfield Research, a private real estate research firm, to update their original study (published in 2000) of home sales in neighborhoods surrounding affordable rental housing developments with data from developments built between 2002–2008. Research for the updated report was conducted in four counties, within eight suburban communities: Dakota County (Inver Grove Heights, Lakeville, and Rosemount), Hennepin County (Bloomington and Minnetonka), Scott County (Prior Lake), and Washington County (Oakdale and Woodbury).

The affordable rental housing developments studied are typical of those being built throughout the Twin Cities metropolitan area today, all utilizing Low Income Housing Tax Credits to finance construction. The developments provide apartments and townhomes with affordable rents for families earning less than \$50,000 per year (less than 60 percent of the area median income).

Market Performance Remains Strong

In the updated report, Maxfield Research compared home sales prices in the neighborhoods surrounding affordable housing for the three years before and after construction, compared those sales to similar neighborhoods without affordable housing, and compared the data to the broader Twin Cities market. They concluded:

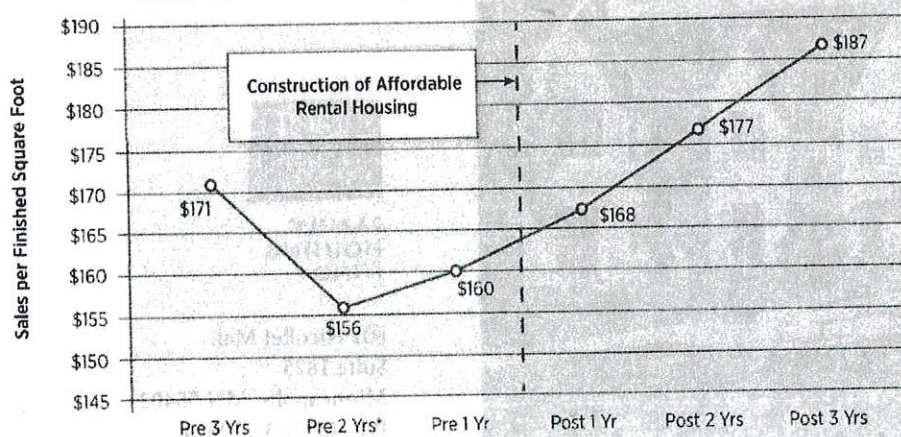
- **Prices Gained by Home Sellers:** Sellers increased the average price they received per square foot of finished space by nearly five percent annually after affordable housing was constructed. Additionally, the average sales price for the entire property increased more than two percent in the post-construction period.

- **Demand for Prices by Buyers:** While the average percentage of the list price that sellers received fluctuated over the six years, it was highest in the third year after construction (99.4 percent). This indicates there was little to no discounting by the buyer as a result of the presence of nearby affordable housing.

- **Speed of Home Sales:** The number of days homes stayed on the market was essentially stable after the affordable rental housing was built, indicating that developments did not make it more difficult for owners to sell their homes.

- **Market Performance:** Market performance of homes located near affordable housing (based on the three previously listed indicators) was as strong or stronger than those located farther from rental housing in 95 percent of the cases.

Average Sales Price Per Finished Square Foot of Homes Sold Three Years Before and After Construction of Affordable Rental Housing



Note: Data sets span pre- and post-construction periods from 11/1/1999 through 12/8/2011

* The decrease in price per finished square foot in the two years prior to construction was due largely to the housing market crash that was occurring around the same time. Additionally, two of the areas studied had a large number of newer homes; new homes experienced a greater decline in value during the crash than existing stock, further depressing the group average.

In short, Maxfield Research found little to no evidence to suggest that the construction of affordable rental housing hurt the performance of home sales. In the areas studied, home sales displayed similar or stronger performance in the period after affordable rental housing was built compared to a control group.

The study examined home sales during an unstable period in the housing market. In the Twin Cities, housing prices began deflating in 2006, and market activity did not renew until 2011. Because of this volatility, Maxfield Research compared the sales prices in the neighborhoods with affordable rental housing to the larger Twin Cities market. The study found that the neighborhoods studied performed similarly or better than the Twin Cities metropolitan area as a whole. Prior to the construction of affordable housing, the neighborhoods analyzed were growing 0.35 percentage points above the overall Twin Cities market. Post-construction, the growth of home sales prices in these neighborhoods was nearly five and a half percentage points higher than the Twin Cities market. In addition to providing evidence that affordable rental housing does not lower property values, this also indicates that the suburban neighborhoods studied were areas of higher price appreciation.

This new study supports the conclusion reached by Ed Goetz, et al. (University of Minnesota, Center for Urban and Regional Affairs, 1996) about the Twin Cities and Ingrid Ellen and Ioan Voicu (New York University, 2006) about New York City that affordable housing managed by nonprofit organizations has a positive impact on property values. Additionally, studies have found that access to affordable housing has a positive impact on education, health, and wealth/earnings outcomes for families.

Whether in the Twin Cities or elsewhere in the country, the evidence is overwhelming: providing quality housing that lower-income families can afford poses no threat to area property values.



Prairie Crossings, Lakeville, Minnesota, was one of the affordable housing developments studied.
(Photo courtesy of Dakota County Community Development Agency)

The full study, An Updated Analysis of the Relationship Between Affordable Family Rental Housing and Home Values in the Twin Cities, can be ordered free of charge from the Family Housing Fund, or viewed and downloaded at www.fhfund.org/reports.

This publication is part of a Public Education Initiative on affordable housing sponsored by the Family Housing Fund. The Family Housing Fund is a private, nonprofit organization created in 1980 to help bridge the gap between the housing that people need and the housing they can afford. Its mission is to provide safe, affordable, sustainable homes to all families in the Twin Cities metropolitan area through ongoing partnerships with the public and private sector.

For more information about the Family Housing Fund and/or to view other publications available in this series, please visit www.fhfund.org.



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HOUSING
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May 2014
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VETERANS 1ST OF NEW SECURITY PLAN



Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

SECURITY PLAN

The following security plan represents the Licensee's anticipated operations and procedures. It is a collection of guidelines that are not legally binding on the Licensee, but are intended to give the police department, the Green Bay Common Council, and the public a good picture of what the Licensee believes his or her business will look like and how it will operate. While the Licensee will not receive any citations for deviating from this security plan, it is a good idea to follow these guidelines because the Council may consider during renewal time how closely you follow your plan. If you deviate too far from your security plan and fail to update it at renewal time, it could adversely affect your license status.

Executive Director	Kim Nohr 8-1-58 Ph (920) 932-1763
Business Address:	2890 St. Anthony Drive Green Bay, WI 54311
License Type:	Planned Unit Development (PUD)
Building Owned or Leased:	Owned
Village Capacity:	25 beds
Parking Capacity/Availability:	28 spots
Anticipated Security:	Approximately 12 security cameras, one for every two Homes and two for the Community Center. 12 Dusk-to-Dawn lights between homes and Community Center.
Fire alarms/smoke detectors:	There will be fire alarms and smoke detectors in every Home and in the Community Center per code.
Evacuation Procedure:	There will be an emergency evacuation plan posted in the Community Center.
Security Staff Information:	There will be approx. 2 staff on site during normal business hours and 1 volunteers between 8:00am-5pm Monday through Friday. At nights and on weekends, there will be a Squad Leaders in charge of every 7 homes in their Squad.



Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

Neighborhood:

Veterans 1st will screen all clients upon entry to the program. We will utilize C CAP, Green Bay Municipal Court Records, Sex Offender Registry, US Dept. of Justice web site.

Police Services:

We will screen all applicants and call police with any Warrants on them. We Breathalyze all RRH residents As needed. We will allow police access to cameras' Surveillance upon request. We will meet with any Concerned neighbors.

Compliance with Laws:

Veterans 1st of NEW will comply with all PUD conditions And notify the city of any building modifications or Improvements made. We will comply with all city Ordinances.

By signing below, I agree that the security plan set forth above accurately represents my policies, procedures, and goals in running my business.

Licensee: _____

Date: _____



Serenity House of Green Bay, LLC
13928 Melnik Rd
Maribel, WI
54227
(920) 680-9496
SerenityHouseGB@gmail.com

To whom it may concern;

I am one of the owners of Serenity House of Green Bay, LLC. We were asked to speak on the relationship we have with our neighbors. In our policies and procedures we have the following:

All lodgers, staff, and volunteers of Serenity House of Green Bay, LLC understand the importance of being a "good neighbor". Therefore, all lodgers, staff, and volunteers of Serenity House of Green Bay, LLC shall share common goals, which include but are not limited to:

- a. Maintaining a peaceful, safe, and clean neighborhood and community.
- b. Sharing open and honest communication.
- c. Helping each other address concerns and solve problems.
- d. Offering public service for the benefit of the neighborhood and community.

Respecting others and their properties.

e. Being an active partner that works to help sustain the overall surroundings and economic environment of the immediate neighborhood.

f. If a neighbor does complain to any lodger, the lodger must give the neighbor phone number to Eric (920) 205-7797, Adam (920) 680-9496, or Brittany (920) 655-3772 to resolve the issue. Whoever receives this complaint will respond to the matter in a maximum of 24 hours.

g. If a complaint gets addressed from a neighbor, Serenity House of Green Bay, LLC will bring up the issue at the next house meeting. This will be addressed to ensure all lodgers understand and work together to keep peace and good neighbor conduct in place.

With these policies and procedures we have in place we have received extremely good feedback from our neighbors. When we had originally opened our doors we had gone to the surrounding neighbors and explained everything that we were doing. We had given

them all our numbers and expressed we wanted them to call us for any reason whatsoever with any and all problems. After explaining this all to them we had asked each one how they had felt about this. They all had stated they were glad we were here and doing what we were doing. At first I was thrown back a little bit with this statement and had asked them "I am really glad that you are happy but why are you happy with this?". They had then begun stating how they feel safe because they know what is happening in the house we have bought, before we had moved into the house it was a drug house and many concerning activities and people were there. Our guys help our neighbors in every way they can. They shovel their driveway and sidewalks in the winter and also help cut the lawn during the summer. The neighbors will usually show their appreciation for us and our guys throughout the year by bringing over fresh cookies and veggies. I will never forget the day we had a house full of green bay police and brown county jail officers. We were doing a meeting with them showing them what we were all about and to get the approval to house Huber participants. Our one neighbor had come over at that time, knocked on the door and saw a house full of officers. She continued to come in after we had opened the door for her and gave everyone cookies, thanking the officers and the guys for all they did. It is really amazing the relationships we have made with our neighbors that we wouldn't want changed in any way. I would like to thank you for your time in reading this and taking the time out of your day to give this matter an opportunity. I would be willing to put our name on the line to say that veterans first will be doing the same impact on their neighbors as we have had with ours. Working anyway they can to build a strong bond and impact-full relationship with any and all neighbors they have. Thank you for your time,

Adam Brouchoud
Co-Owner Serenity House of Green Bay, LLC
(920) 680-9496
serenityhousegb@gmail.com



Victor Q Kilpatrick Jr. CPS
Statewide Peer Services Manager
Mental Health America of WI
victor@mhawisconsin.org
(262) 336-9540 (office)

Hello, my name is Victor Kilpatrick, and I am a United States Navy Veteran and the current Statewide Peer Services Manager for Mental Health America of WI. We received our Grant from the Wisconsin Department of Health Services in 2019 to open the first ever Peer Run Respite in the country. When we found the perfect location for our respite in Pewaukee WI, we had to request an conditional use permit to operate our facility in a single-family home. We had a lengthy public hearing where our neighbors originally expressed concerns about safety and security issues, traffic and the effect on nearby property values. It is now 2024 and we have not had 1 single negative issue with the residents in our community. We have and will continue to build genuine relationships with our neighbors and to be of any assistance when called upon.

Regards,

Victor Kilpatrick

**VETERANS 1ST OF NEW
ADDENDUMS AND APPLICATIONS**



Veterans 1st of NEW, Inc. Rapid Rehousing (RRH) Addendum

All residents, staff, and volunteers of Veterans 1st of NEW, Inc. understand the importance of being a "good neighbor". Therefore, all residents, staff, and volunteers of Veterans 1st of NEW shall share common goals, which include but are not limited to:

1. I will maintain a peaceful, safe, and clean neighborhood and community. _____
2. I will respect others and their properties. I will stay on the trails in the neighborhood. _____
3. If a neighbor expresses concern, I will provide them with the Veterans 1st phone number of 920-932-1763 or info@veterans1stnew.com email and we will respond promptly. _____
4. When a complaint gets addressed from a neighbor, Veterans 1st of NEW will bring up the issue at the next house meeting. This will be addressed to ensure all residents understand and work together to keep peace and good neighbor conduct in place. _____
5. I will attend regular House Meetings and return home by 11:00 pm every night unless preapproved. _____
6. I will allow my Squad Leader and/or Staff to visit my home regularly. _____
7. I will remain substance free while in the RRH program and adhere to random alcohol/drug testing or immediate testing if drug use is suspected. For the first positive test I agree to a relapse prevention program. _____
8. I will meet with a case manager once a week and go to employment and wellness classes. _____
9. If unemployed, I will work with employment agencies to search and apply for employment, attend programming and volunteer for at least 20 hours a week. _____
10. I will pay a \$100 security deposit and \$400 a month by the 1st of every month. _____
11. I will save 10% of my income to be able to move into an affordable home in 24 months. _____
12. There will be no noise or outside activities after 9:30 pm. _____
13. I will complete my weekly chores by the following Monday morning when they will be checked. Chores will include but not be limited to shoveling sidewalks, mowing grass, cleaning the Community Center common areas, and other duties as assigned. _____
14. Visitors will need to be approved by staff 24 hours before the scheduled visit. If not approved, they will not be allowed to visit. _____
15. I agree to not have any guns in my possession while living at Veterans 1st. _____
16. If I am not in compliance with these rules, I will get a verbal notice. If not corrected I will be given a written contract. If not corrected, the eviction process will take place. _____

Relapse Prevention. In case of a relapse, I am required to attend 3-4 meetings a week, and the meeting sheet needs to be signed by the person running the meeting. **I must show proof of meeting attendance or will be asked to leave the program.** _____

- Depending on the severity of a relapse, I may be offered a relapse prevention program or be terminated from the program. Staff will evaluate each case individually. _____
- I agree if I relapse *again*, I will be asked to leave the program. _____

Resident Signature: _____ Date: _____



Veterans 1st of NEW, Inc. Affordable Home (AH) Addendum

All residents, staff, and volunteers of Veterans 1st of NEW, Inc. understand the importance of being a "good neighbor". Therefore, all residents, staff, and volunteers of Veterans 1st of NEW shall share common goals, which include but are not limited to:

1. I will maintain a peaceful, safe, and clean neighborhood and community. _____
2. I will respect others and their properties. I will stay on the trails in the neighborhood. _____
3. If a neighbor expresses concern, I will provide them with the Veterans 1st phone number of 920-932-1763 or info@veterans1stnew.com email and we will respond promptly. _____
4. When a complaint gets addressed from a neighbor, Veterans 1st of NEW will bring up the issue at the next house meeting. This will be addressed to ensure all residents understand and work together to keep peace and good neighbor conduct in place. _____
5. Attendance at regular House Meetings is encouraged. _____
6. I will be allowed to consume alcohol in the home but not outside the home. No illicit drugs will be allowed. _____
7. I will meet with a VA case manager as required if in the HUD VASH program. _____
8. I will work, volunteer, or go to school for at least 20 hours a week. _____
9. I agree to pay a \$500 security deposit. _____
10. I agree to pay monthly rent just below Fair Market Value, currently at \$840 by the 1st of every month or face eviction. _____
11. I will be encouraged to save 10% of my income to save money to be able to become self-sufficient and attend Financial Literacy Classes as provided. _____
12. AH residents will be encouraged to join veteran support groups and gatherings on-site. _____
13. There will be no noise or outside activities after 9:30 pm. _____
14. I agree not to have any guns in my possession while living at Veterans 1st. _____
15. If I am not in compliance with these rules, I will get a written notice. If not corrected I will be given a written contract. If not corrected, the eviction process will take place. _____

Resident Signature: _____ Date: _____



Veteran 1st Squad Lead Vetting Contract

1. I agree to attend training on Community Resources and emergency contacts. _____
2. I have a passion to help veteran residents and the ability to communicate effectively. _____
3. I agree to assist with issues that may come up with residents and visitors in the evening until the morning and call the 24-hour Staff line if I have questions. _____
4. If in sobriety, I have at least 3 years with no substance use. _____
5. I will relay any concerns to Veterans 1st Staff ASAP. _____
6. I will be given a reduced rent in exchange for my assistance. _____
7. I agree not to have any guns in my possession while living at Veterans 1st. _____

Name: _____ Date: _____

Identifying Data:

Name, age, presenting voluntarily, involuntarily, referral source, relationship status.

Presenting Problem:

What brings you in to see me today?

Mental Health Symptoms: Sleep, Appetite, depression, anxiety, concentration, memory, mood, ah, vh, paranoid thoughts, manic episodes, **suicidal/homicidal ideations**. You need to get a **timeline** of these symptoms as well (when did the problem start?)

Previous Treatment History: Mental health treatment history, AODA treatment history, types of treatment, inpatient, voluntary, involuntarily. Did they like it, hate, it, neutral, completed, or not? Physical, emotional, sexual abuse.

Family History: Mental/physical health, suicide attempts/completions, AODA issues, Adopted, biological.

Medical History: primary doctor, last physical, Medications including: current and past, mg, side effects, timeline, why they stopped, were they helpful, have you used more than prescribed. Use of caffeine and use of nicotine and amounts and duration. Physical health issues? Surgeries and allergies.

Employment History: Past and current jobs for 15 years, reason for change, issues with work, firings or promotions, enjoy current job, dirty UA's. Mental health symptoms affecting work?

Education History: Highest level of education, enjoy school, struggles, excel in areas, any schooling past HS, where?

AODA History: First time used, duration, **timeline** for each drug used, current use, amount, overdose history, how used, where, people. Any experimentation.

Gambling: issues or concerns.

Criminal History: probation/parole involvement, criminal history, misdemeanors, felonies, probation/parole officer, OWI's, (not traffic violations.)

Social (DSS, religion, financial, military.) Involvement with social services, religious affiliation, military history, financial issues or concerns.

Strengths:

Impressions: functioning at work, school, home? Does the person understand the problem? Is the person willing to change?



2605 S Oneida St., Suite 106
Green Bay, WI 54304
Phone: (920) 498-3737
Fax: (920) 498-3738

**Brown County Housing Authority
Housing Choice Voucher Program
Application Instructions**

Income Limits

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$33,450	\$38,200	\$43,000	\$47,750	\$51,600	\$55,400	\$59,250	\$63,150

The following documents must be received with your Preliminary Application in order for it to be processed. If all documents are not included, the application will be returned to you and your name will not be placed on the waiting list until the application is complete:

1. A signed and completed Preliminary Application
2. Verification of date of birth/legal identity for ALL household members:
 - Driver's license/state ID, birth certificate, permanent resident card, naturalization papers, or US Passport
 - (Hospital birth announcements are not accepted)
3. Verification of social security number for ALL household members:
 - Social Security Card, original Social Security Administration-issued document containing the name and SSN
 - (Forward and Medicare cards are not accepted)
4. Proof of Brown County residence (if claiming that preference):
 - TWO (2) of the following documents of your choice (Address on proof of residence documents MUST match the address you are residing at; the two documents must be from different sources):
 - Current/Valid Drivers License or State ID
 - Lease (signed by all adult parties listing current address and lease terms)
 - Utility Bill (gas, electric, water, cable, telephone) - Current (within last 30 days)
 - Mail from the Social Security Administration
 - Unemployment Benefits Letter
 - Letter from a Social Service Organization
 - Financial Institution Documentation (Bank Statement)
 - Educational or School Record
 - Credit Card Statement – Current (within last 30 days)
 - Employment/Check Stubs – Current (within last 30 days)
 - Voter Registration Record
 - Rent/Auto Insurance Policy
 - Vehicle Registration

5. Proof of your preference, if applicable (MUST BE ATTACHED):

- **Displaced due to a natural disaster or government action:** Statement from a government agency or service agency such as city officials or The Red Cross
- **Homeless:** Certification from a local social service agency
- **Veteran:** Copy of form DD214 or service discharge paperwork
- **Age 62 or Over:** Copy of birth certificate, baptismal certificate
- **Disability:** Copy of **ORIGINAL** SS/SSI benefit award letter
- **Households with Children under 18 years of age:** Copy of birth certificate

If the previous preferences do not apply to you:

Brown County Residents:

Will be placed on the waiting list as of the date and time the completed application was received. After applicants with the above preferences are assisted, all other Brown County applicants will be selected from the waiting list.

Non-Brown County Residents:

Will not be selected from the waitlist until all Brown County applicants have been assisted.

When selected from the waitlist and offered assistance, Non-Brown County Residents **MUST** reside in Brown County for at least 12 months prior to being able to exercise portability to a different Housing Authority's jurisdiction.

Additional Information:

Please note that completed applications will be placed on the waiting list in order of date and time received. You will receive a notification letter when your name is placed on the waiting list.

The wait time to be assisted is subject to change without notice due to funding sources.

Once your application is submitted, you **MUST** notify Integrated Community Solutions **IN WRITING** of any:

- change in mailing address or
- change in household members

Integrated Community Solutions (ICS) administers the housing assistance programs for the Brown County Housing Authority. In order to respond to the widest possible range of housing needs, we operate several housing programs and serve more than 3,200 households in Brown County. An extensive, stringent application process is in place for the programs we provide.

All applicants are subject to a criminal background check. If there are any incidents of drug activity or violent behavior within the past three years for a misdemeanor or city ordinance violation, or five years for a felony, the applicant is ineligible for the program. Anyone on the sex offender registry is also ineligible.

PRELIMINARY APPLICATION

PLEASE COMPLETE THIS FORM AND RETURN TO:

Integrated Community Solutions

2605 S. Oneida St, Suite 106; Green Bay, WI 54304

Office Use Only	
Received/	Unit
Received	Size Preference
T P1 P2 P3 P4 P5 P6 P7	
T P1 P2 P3 P4 P5 P6 P7	
T P1 P2 P3 P4 P5 P6 P7	

Name: _____

Legal / Residential address: _____

Mailing Address: _____

(You MUST provide a valid mailing address)

City, State, Zip: _____

Note: If your legal or mailing address changes, you must notify this office to maintain your waiting list status.

Evidence of legal /residential address (copy of Drivers License or State ID only), social security cards and birth certificates for all household members **MUST** accompany this form when returned. Preliminary applications returned without this evidence will be denied.

Please list all former/maiden names: _____

Email address: _____

Part 1: Head of Household

Please complete this part for the Head of Household.

Social Security Number _____

Date of Birth _____

Sex ☐ Female ☐ Male

Are you willing to move when offered assistance ☐ Yes ☐ No

Are you Disabled ☐ Yes ☐ No

Home Telephone _____

Other Telephone _____

Other Telephone Type ☐ Work ☐ Other Specify: _____

Race
(Check One Box)

- ☐ White
☐ Black/African American
☐ American Indian/
Alaska Native
☐ Asian
☐ Native Hawaiian/Other
Pacific Islander

Ethnicity
(Check One Box)

- ☐ Hispanic
☐ Not Hispanic

Racial and ethnic data for
statistical purposes only.

Part 2: Household Information

List information for adults first, then children under age 18. Use "F" or "M" to indicate sex. If a household member is disabled check the "Y" check box, if not disabled, check "N." List relationship of each person to the Head of Household. Attach additional sheet if family has more than ten members.

Last Name	First Name	Social Security #	Date of Birth	Sex	Disabled	Relationship
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____
_____	_____	_____	_____	_____	☐ Y ☐ N	_____

Please Continue to Part 3

PRELIMINARY APPLICATION

Part 3: Family Income and Assets

List total gross income (before taxes) and payments received by each family member age 18 or older for wages, military pay, pensions, social security, SSI, welfare, child support, unemployment, business, profession or any other source. Include payments made to family members age 18 or older on behalf of other family members under age 18.

First Name	Gross Income	How Often	If Income is from Wages, List Address of Employer
_____	\$ _____	☐ Weekly ☐ Every 2 Weeks ☐ Monthly ☐ Yearly	_____
_____	\$ _____	☐ Weekly ☐ Every 2 Weeks ☐ Monthly ☐ Yearly	_____
_____	\$ _____	☐ Weekly ☐ Every 2 Weeks ☐ Monthly ☐ Yearly	_____
_____	\$ _____	☐ Weekly ☐ Every 2 Weeks ☐ Monthly ☐ Yearly	_____
_____	\$ _____	☐ Weekly ☐ Every 2 Weeks ☐ Monthly ☐ Yearly	_____

List total cash value and total income received for assets owned by all family members.

Type of Asset	Cash Value of Asset	Income Earned from Asset
Checking Accounts	\$ _____	\$ _____
Savings Accounts	\$ _____	\$ _____
Stocks, Bonds, CDs, Investment	\$ _____	\$ _____
Real Estate	\$ _____	\$ _____
Other	\$ _____	\$ _____

Part 4: Eligibility and Preferences

Preferences (Check ALL applicable boxes for the preference you are claiming):

Documentation of preference(s) claimed must be included with application.

- ☐ **Displaced due to a natural disaster or government action:** Statement from a government agency or service agency such as a city official or The Red Cross
- ☐ **Homeless:** Certification from a local social service agency that is providing case management
- ☐ **Veteran:** Copy of Form DD214 or Service Discharge Paperwork. Applicants for Veterans Manor who are referred by Center for Veterans Issues (CVI) will be given additional preference - please provide CVI referral form.
- ☐ **Elderly (Age 62 or older):** Copy of birth certificate, baptismal certificate, or state-issued ID Card
- ☐ **Disability:** Copy of ORIGINAL Social Security/SSI benefit award letter
- ☐ **Households with Children under 18 Years of Age** Copy of Birth Certificate, baptismal certificate, or state-issued ID Card

Part 5: U.S. Citizenship Notification and Certification

Housing may be contingent upon the submission and verification of evidence of citizenship or eligible immigration status prior to the time housing is made available. Based on the evidence submitted at that time, assistance may be prorated, denied or terminated following appeals and informal hearing processes.

I certify that the information on this form is true and complete to the best of my knowledge and belief. I understand that I can be fined up to \$10,000, or imprisoned up to five years if I furnish false or incomplete information.

X _____
Applicant Signature

Date

PRELIMINARY APPLICATION

PLEASE COMPLETE THIS FORM AND RETURN TO:

Integrated Community Solutions

2605 S. Oneida St, Suite 106; Green Bay, WI 54304

Office Use Only										
Received/Revised	Unit	Size	Preference							
			T	P1	P2	P3	P4	P5	P6	P7
			T	P1	P2	P3	P4	P5	P6	P7
			T	P1	P2	P3	P4	P5	P6	P7

Name: _____

Legal / Residential address: _____

Mailing Address: _____

(You MUST provide a valid mailing address)

City, State, Zip: _____

Note: If your legal or mailing address changes, you must notify this office to maintain your waiting list status.

Evidence of legal /residential address (copy of Drivers License or State ID only), social security cards and birth certificates for all household members MUST accompany this form when returned. Preliminary applications returned without this evidence will be denied.

Please list all former/maiden names: _____

Email address: _____

Part 1: Head of Household

Please complete this part for the Head of Household.

Social Security Number _____

Date of Birth _____

Sex ☐ Female ☐ Male

Are you willing to move when offered assistance ☐ Yes ☐ No

Are you Disabled ☐ Yes ☐ No

Home Telephone _____

Other Telephone _____

Other Telephone Type ☐ Work ☐ Other Specify: _____

Race
(Check One Box)

- ☐ White
☐ Black/African American
☐ American Indian/
Alaska Native
☐ Asian
☐ Native Hawaiian/Other
Pacific Islander

Ethnicity
(Check One Box)

- ☐ Hispanic
☐ Not Hispanic

Racial and ethnic data for statistical purposes only.

Part 2: Household Information

List information for adults first, then children under age 18. Use "F" or "M" to indicate sex. If a household member is disabled check the "Y" check box, if not disabled, check "N." List relationship of each person to the Head of Household. Attach additional sheet if family has more than ten members.

Last Name	First Name	Social Security #	Date of Birth	Sex	Disabled	Relationship
					☐ Y ☐ N	
					☐ Y ☐ N	
					☐ Y ☐ N	
					☐ Y ☐ N	
					☐ Y ☐ N	
					☐ Y ☐ N	
					☐ Y ☐ N	
					☐ Y ☐ N	
					☐ Y ☐ N	
					☐ Y ☐ N	

Please Continue to Part 3

Preliminary Application Waiting List Selection Form

There are two types of vouchers available through the Brown County Housing Authority. The first is the Housing Choice Voucher Program and the second is the Project Based Voucher Program. Below, you are provided a brief description of each housing assistance voucher program available through our agency.

Please indicate which waiting list(s) you would like to be placed on by putting an "x" in the checkbox next to the name:



☐ **Housing Choice Voucher Program:**

The Housing Choice Voucher (HCV) program allows participants to select the unit they want to reside in, dependent on the affordability of the unit. Upon receiving a Housing Choice Voucher, the program participant will need to search for an available unit with a landlord who is willing to accept rental assistance. The waiting list timeframe varies on an individual basis, but preference is given to residents of Brown County.

Project Based Voucher Program:

Project Based units are specific units in Brown County that have a voucher assigned to them. A program participant receives rental assistance because they live in a unit with a Project Based Voucher. In most cases, the assistance remains with the unit after a client vacates that unit. However, a family may be able to receive a Housing Choice Voucher, enabling them to move with rental assistance after the initial 12 months of their lease (if vouchers are available). There are a number of different Project Based Voucher landlords.

Please select the Project Based Voucher waiting list(s) you would like to be placed on (if any):

☐ **Berkshire Ashwaubenon Apartments:**

Berkshire Ashwaubenon Apartments has 8 three-bedroom project based voucher units, located on Mike McCarthy Way. *To be eligible for these units, applicant household must qualify for a three-bedroom voucher.*

☐ **Ecumenical Partnership for Housing (EPH):**

EPH has Project Based units that are targeted toward homeless families with children who are exiting shelter or transitional housing. *To be eligible for this waiting list, applicant must 1) submit a letter of referral to EPH from a local shelter or transitional housing program, indicating that the family would be a good candidate for transitional case management AND 2) submit a Preliminary Application to ICS and select the EPH waiting list on this form.*

☐ **Green Bay Housing Authority - Scattered Sites:**

The Green Bay Housing Authority has a wide variety of unit types (apartments, duplexes, single family homes) scattered across Brown County.

☐ **Neighborhood Housing Services (NHS) - Managed by Main Street Management:**

Neighborhood Housing Services has a wide variety of unit types (apartments, duplexes, single family homes) scattered across Brown County.

OVER →

☐ **Printery Row Apartments:**

Printery Row Apartments has one- & two-bedroom units and is located in Pulaski. The development was formerly the Franciscan Publisher's Building and is on the National Register of Historic Places.

☐ **Pulaski Senior Homes/Parkside Apartments:**

Pulaski Senior Homes is a complex in Pulaski that serves seniors and persons with disabilities. *To be eligible for this waiting list, applicant must be over the age of 62 or provide verification of disability (copy of original SS/SSI benefit award letter).*

☐ **Veterans Manor:**

Veterans Manor is a Project Based development in east Green Bay that offers supportive living and on-site services for low-income Veterans. The property has 50 one-bedroom units. *To be eligible for this waiting list, applicant must provide a copy of form DD214 or service discharge papers.*

☐ **Woodland Park & Trail Creek Apartments:**

Woodland Park and Trail Creek are developments in east Green Bay that serve seniors and persons with disabilities. *To be eligible for this waiting list, applicant must be over the age of 62 or provide verification of disability (copy of original SS/SSI benefit award letter).*

Printed Name of Applicant

Signature of applicant

Social Security number of Applicant

Date

Authorization for the Release of Information

HA requesting release of information:

Integrated Community Solutions
2605 S Oneida St Suite 106
Green Bay, WI 54304

(920) 498-3737

Authority: 42 U.S.C. 1437f and 3535(d), implemented at 24CFR 982.551(b).

Purpose: In signing this consent form, you are authorizing HUD and the above-named HA to request information including but not limited to: identity and marital status, employment income and assets, residences and rental activity, Medical or Child Care Allowances, Credit and Criminal Activity. HUD and the HA need this information to verify your eligibility for assisted housing benefits and that these benefits are set at the correct level. HUD and the HA may participate in computer matching programs with these sources in order to verify your eligibility and level of benefits.

Uses of Information to be Obtained: HUD is required to protect the information it obtains in accordance with the Privacy Act of 1974, 5 U.S.C. 552a. HUD may disclose information (other than tax return information) for certain routine uses, such as to other government agencies for law enforcement purposes, to Federal agencies for employment suitability purposes and to HAs for the purpose of determining housing assistance. The HA is also required to protect the information it obtains in accordance with any applicable State privacy law. HUD and HA employees may be subject to penalties for unauthorized disclosures or improper uses of the information that is obtained based on the consent form.

Who Must Sign the Consent Form: Each member of your household who is 18 years of age or older must sign the consent form. Additional signatures must be obtained from new adult members joining the household or whenever members of the household become 18 years of age.

Consent: I consent to allow HUD or the HA to request and obtain any information from any Federal, State, or local agency, organization, business, or individual for the purpose of verifying my eligibility and level of benefits under HUD's assisted housing programs. I understand that HAs that receive information under this consent form cannot use it to deny, reduce or terminate assistance without first independently verifying the information obtained. In addition, I must be given an opportunity to contest those determinations. This consent form expires 15 months after signed.

Signatures:

Head of Household	Date
Social Security Number (if any) of Head of Household	
Spouse	Date
Other Family Member over age 18	Date
Other Family Member over age 18	Date

Other Family Member over age 18	Date
Other Family Member over age 18	Date
Other Family Member over age 18	Date
Other Family Member over age 18	Date

Document ID: 11457816132

Penalties for Misusing this Consent:

HUD, the HA and any owner (or any employee of HUD, the HA or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this form is restricted to the purposes cited above. Any person who knowingly or willfully requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD, the HA or the owner responsible for the unauthorized disclosure or improper use.



Supplemental and Optional Contact Information for HUD-Assisted Housing Applicants

SUPPLEMENT TO APPLICATION FOR FEDERALLY ASSISTED HOUSING

This form is to be provided to each applicant for federally assisted housing

Instructions: Optional Contact Person or Organization: You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update, remove, or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

Applicant Name:											
Mailing Address:											
Telephone No:	Cell Phone No:										
Name of Additional Contact Person or Organization:											
Address:											
Telephone No:	Cell Phone No:										
E-Mail Address (if applicable):											
Relationship to Applicant:											
Reason for Contact: (Check all that apply) <table style="width: 100%;"> <tr> <td>☐ Emergency</td> <td>☐ Assist with Recertification Process</td> </tr> <tr> <td>☐ Unable to contact you</td> <td>☐ Change in lease terms</td> </tr> <tr> <td>☐ Termination of rental assistance</td> <td>☐ Change in house rules</td> </tr> <tr> <td>☐ Eviction from unit</td> <td>☐ Other: _____</td> </tr> <tr> <td>☐ Late payment of rent</td> <td></td> </tr> </table>		☐ Emergency	☐ Assist with Recertification Process	☐ Unable to contact you	☐ Change in lease terms	☐ Termination of rental assistance	☐ Change in house rules	☐ Eviction from unit	☐ Other: _____	☐ Late payment of rent	
☐ Emergency	☐ Assist with Recertification Process										
☐ Unable to contact you	☐ Change in lease terms										
☐ Termination of rental assistance	☐ Change in house rules										
☐ Eviction from unit	☐ Other: _____										
☐ Late payment of rent											
Commitment of Housing Authority or Owner: If you are approved for housing, this information will be kept as part of your tenant file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you.											
Confidentiality Statement: The information provided on this form is confidential and will not be disclosed to anyone except as permitted by the applicant or applicable law.											
Legal Notification: Section 644 of the Housing and Community Development Act of 1992 (Public Law 102-550, approved October 28, 1992) requires each applicant for federally assisted housing to be offered the option of providing information regarding an additional contact person or organization. By accepting the applicant's application, the housing provider agrees to comply with the non-discrimination and equal opportunity requirements of 24 CFR section 5.105, including the prohibitions on discrimination in admission to or participation in federally assisted housing programs on the basis of race, color, religion, national origin, sex, disability, and familial status under the Fair Housing Act, and the prohibition on age discrimination under the Age Discrimination Act of 1975.											

☐ Check this box if you choose not to provide the contact information.

--	--

Signature of Applicant

Date

The information collection requirements contained in this form were submitted to the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The public reporting burden is estimated at 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Section 644 of the Housing and Community Development Act of 1992 (42 U.S.C. 13604) imposed on HUD the obligation to require housing providers participating in HUD's assisted housing programs to provide any individual or family applying for occupancy in HUD-assisted housing with the option to include in the application for occupancy the name, address, telephone number, and other relevant information of a family member, friend, or person associated with a social, health, advocacy, or similar organization. The objective of providing such information is to facilitate contact by the housing provider with the person or organization identified by the tenant to assist in providing any delivery of services or special care to the tenant and assist with resolving any tenancy issues arising during the tenancy of such tenant. This supplemental application information is to be maintained by the housing provider and maintained as confidential information. Providing the information is basic to the operations of the HUD Assisted-Housing Program and is voluntary. It supports statutory requirements and program and management controls that prevent fraud, waste and mismanagement. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Privacy Statement: Public Law 102-550, authorizes the Department of Housing and Urban Development (HUD) to collect all the information (except the Social Security Number (SSN)) which will be used by HUD to protect disbursement data from fraudulent actions.

Form HUD- 92066 (05/09)



U.S. Department of Housing and Urban Development Office of Public and Indian Housing

DEBTS OWED TO PUBLIC HOUSING AGENCIES AND TERMINATIONS

Paperwork Reduction Notice: Public reporting burden for this collection of information is estimated to average 7 minutes per response. This includes the time for respondents to read the document and certify, and any recordkeeping burden. This information will be used in the processing of a tenancy. Response to this request for information is required to receive benefits. The agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The OMB Number is 2577-0266, and expires 04/30/2023.

NOTICE TO APPLICANTS AND PARTICIPANTS OF THE FOLLOWING HUD RENTAL ASSISTANCE PROGRAMS:

- Public Housing (24 CFR 960)
- Section 8 Housing Choice Voucher, including the Disaster Housing Assistance Program (24 CFR 982)
- Section 8 Moderate Rehabilitation (24 CFR 882)
- Project-Based Voucher (24 CFR 983)

The U.S. Department of Housing and Urban Development maintains a national repository of debts owed to Public Housing Agencies (PHAs) or Section 8 landlords and adverse information of former participants who have voluntarily or involuntarily terminated participation in one of the above-listed HUD rental assistance programs. This information is maintained within HUD's Enterprise Income Verification (EIV) system, which is used by Public Housing Agencies (PHAs) and their management agents to verify employment and income information of program participants, as well as, to reduce administrative and rental assistance payment errors. The EIV system is designed to assist PHAs and HUD in ensuring that families are eligible to participate in HUD rental assistance programs and determining the correct amount of rental assistance a family is eligible for. All PHAs are required to use this system in accordance with HUD regulations at 24 CFR 5.233.

HUD requires PHAs, which administers the above-listed rental housing programs, to report certain information at the conclusion of your participation in a HUD rental assistance program. This notice provides you with information on what information the PHA is required to provide HUD, who will have access to this information, how this information is used and your rights. PHAs are required to provide this notice to all applicants and program participants and you are required to acknowledge receipt of this notice by signing page 2. Each adult household member must sign this form.

What information about you and your tenancy does HUD collect from the PHA?

The following information is collected about each member of your household (family composition): full name, date of birth, and Social Security Number.

The following adverse information is collected once your participation in the housing program has ended, whether you voluntarily or involuntarily move out of an assisted unit:

1. Amount of any balance you owe the PHA or Section 8 landlord (up to \$500,000) and explanation for balance owed (i.e. unpaid rent, retroactive rent (due to unreported income and/ or change in family composition) or other charges such as damages, utility charges, etc.); and
2. Whether or not you have entered into a repayment agreement for the amount that you owe the PHA; and
3. Whether or not you have defaulted on a repayment agreement; and
4. Whether or not the PHA has obtained a judgment against you; and
5. Whether or not you have filed for bankruptcy; and
6. The negative reason(s) for your end of participation or any negative status (i.e., abandoned unit, fraud, lease violations, criminal activity, etc.) as of the end of participation date.

Who will have access to the information collected?

This information will be available to HUD employees, PHA employees, and contractors of HUD and PHAs.

How will this information be used?

PHAs will have access to this information during the time of application for rental assistance and reexamination of family income and composition for existing participants. PHAs will be able to access this information to determine a family's suitability for initial or continued rental assistance, and avoid providing limited Federal housing assistance to families who have previously been unable to comply with HUD program requirements. If the reported information is accurate, a PHA may terminate your current rental assistance and deny your future request for HUD rental assistance, subject to PHA policy.

How long is the debt owed and termination information maintained in EIV?

Debt owed and termination information will be maintained in EIV for a period of up to ten (10) years from the end of participation date or such other period consistent with State Law.

What are my rights?

In accordance with the Federal Privacy Act of 1974, as amended (5 USC 552a) and HUD regulations pertaining to its implementation of the Federal Privacy Act of 1974 (24 CFR Part 16), you have the following rights:

1. To have access to your records maintained by HUD, subject to 24 CFR Part 16.
2. To have an administrative review of HUD's initial denial of your request to have access to your records maintained by HUD.
3. To have incorrect information in your record corrected upon written request.
4. To file an appeal request of an initial adverse determination on correction or amendment of record request within 30 calendar days after the issuance of the written denial.
5. To have your record disclosed to a third party upon receipt of your written and signed request.

What do I do if I dispute the debt or termination information reported about me?

If you disagree with the reported information, you should contact in writing the PHA who has reported this information about you. The PHA's name, address, and telephone numbers are listed on the Debts Owed and Termination Report. You have a right to request and obtain a copy of this report from the PHA. Inform the PHA why you dispute the information and provide any documentation that supports your dispute. HUD's record retention policies at 24 CFR Part 908 and 24 CFR Part 982 provide that the PHA may destroy your records three years from the date your participation in the program ends. To ensure the availability of your records, disputes of the original debt or termination information must be made within three years from the end of participation date; otherwise the debt and termination information will be presumed correct. Only the PHA who reported the adverse information about you can delete or correct your record. Your filing of bankruptcy will not result in the removal of debt owed or termination information from HUD's EIV system. However, if you have included this debt in your bankruptcy filing and/or this debt has been discharged by the bankruptcy court, your record will be updated to include the bankruptcy indicator, when you provide the PHA with documentation of your bankruptcy status.

The PHA will notify you in writing of its action regarding your dispute within 30 days of receiving your written dispute. If the PHA determines that the disputed information is incorrect, the PHA will update or delete the record. If the PHA determines that the disputed information is correct, the PHA will provide an explanation as to why the information is correct.

This Notice was provided by the below-listed PHA:

I hereby acknowledge that the PHA provided me with the
Debts Owed to PHAs & Termination Notice:

Signature

Date

Printed Name



ATTENTION!

THE BROWN COUNTY HOUSING AUTHORITY USES A PRIVATE INVESTIGATION SERVICE TO SCREEN ALL PROGRAM APPLICANTS.

IF YOU HAVE RECENT CRIMINAL HISTORY OF:

- **DRUGS**
- **VIOLENCE**
- **GANG-RELATED ACTIVITY**
- **NAME ON SEXUAL OFFENDER REGISTRY**

...YOUR APPLICATION TO THE PROGRAM WILL BE DENIED.

"RECENT" IS DEFINED AS 3 YEARS PAST THE OFFENSE DATE FOR A MISDEMEANOR OR CITY ORDINANCE VIOLATION, OR 5 YEARS PAST THE OFFENSE DATE FOR A FELONY. THOSE ON THE SEX OFFENDER REGISTRY ARE INELIGIBLE FOR THE ENTIRE DURATION THEY ARE REQUIRED TO REGISTER.

Additional Notes:

- All enrolled household members are screened annually.
- Unreported household members or unreported income will result in program termination, housing fraud charges, and potentially a small claims court judgement requiring that housing assistance be paid back.
- Providing false information on your application is grounds for denial.



Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

INTAKE CHECKLIST

Interview

1. What brought you here? Referral?
2. Do you have a DD214?
3. Do you have an Other Than Dishonorable discharge?
4. Why do you want to stay at Veterans 1st?
5. For Rapid Rehousing (RRH) there is a \$100 security deposit with \$400 monthly rent due by the 1st
6. For the Affordable Housing (AF) there is a \$500 security deposit with \$840 monthly rent due by the 1st
7. RRH residents will be breathalyzed as needed due to no alcohol consumption
8. RRH and AF residents will be urine drug tested as needed
9. RRH curfew will be 11:00 pm unless documented for work
10. RRH weekly chores will be completed
11. RRH must be employed within the first month

Application

1. Give application
2. Photocopy ID
3. Review application. Look for missing information
4. Begin Intake form
5. For RRH ask in-depth medical history, mental health history, medications
6. Substance Use: last use of marijuana, alcohol. What other drugs have you used? When last?
Prescription medications not prescribed to you
7. Verify probation/parole status
8. Program fees and security deposit due. Remind next payment is due the 1st of the month (prorated)
9. Sign consents

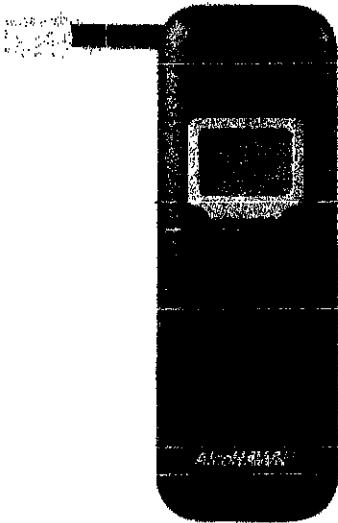
Welcome

1. House assignment. Name on chore whiteboard. Door code will be given.
2. Tour Community Center and show computer room, office, kitchen.
3. Med closet. (Remind that ALL meds need to be secured. Get a weekly pill sorter)
4. For RRH, bags will be searched
5. Take to room. Show how to lock door. Remind to lock when leaving. Must keep my home clean and allow it to be inspected regularly by Veterans 1st staff and Squad Leader.



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AlcoHAWK Ultra Slim Breathalyzer

< >

The AlcoHAWK Ultra Slim Breathalyzer is one of the most affordable and accurate semiconductor breath alcohol screening devices on the market. It features a sleek personal design roughly the size of a cell phone made of impact resistant abs material. The unit screens for the presence of alcohol quickly and is an ideal solution for a discreet easy-to-use unit.

Availability: In stock

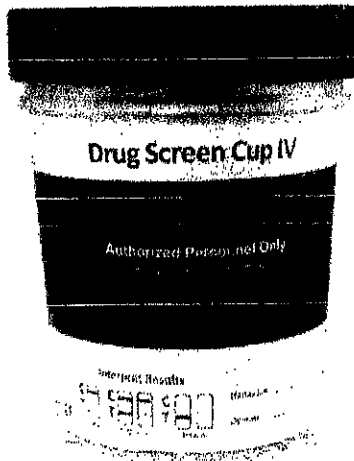
4.7 ★★★★★
Google
Customer Reviews

UP TO 70% OFF POPULAR PRODUCTS



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🏠 > Twelve Panel Drug Screen Cup IV Drug Test (CLIA Waived)



Twelve Panel Drug Screen Cup IV Drug Test (CLIA Waived) < >

- Up to 12 Drugs
- CLIA Waived
- Results in 5 Minutes
- Easy to Read Results
- Built in Temp Strip

Availability: In stock

(Formerly) Model: D708086

Buy more, save more!

\$400.05

4.7 ★★★★★

Google

Customer Reviews

on you buy 40 cases or more

UP TO 70% OFF POPULAR PRODUCTS

From: [Hans Christensen](#)
To: [David Buck](#)
Cc: Dburg0025@gmail.com; [Dena Mooney](#); [District One](#); [Jon LeRoy](#); [Karen Schroeder](#); [SPNA Schmitt](#); Se2a3b@msn.com; [T.F.](#); [Will Peters](#); beverlybartlett@sbcglobal.net; kathyjerry1948@gmail.com; swenshimenski@gmail.com; swenskimenski@gmail.com
Subject: Re: Veteran"s 1st Plan Commission Temporary Hold Request
Date: Friday, February 23, 2024 8:50:44 AM
Attachments: [image001.png](#)

Good Morning David,

Thank you for the update. We posted a notice on the SPNA Facebook page, the Green Bay Area Discussion page, the Green Bay Llama page and the Nextdoor site. In addition, each SPNA Board member was asked to post this on their personal Facebook page as well as use word of mouth to get the message out. We are optimistic that we covered a large portion of our neighborhood.

As you can imagine, after the meeting on Monday, which you and Will so graciously attended, it was viewed by many as a "train wreck" and did very little to quell resident's fears and anxieties. Both from a concept perspective and Veterans 1st as an organization. In light of the cancelled Plan Commission meeting, my phone, emails and inquiries into our posts have caused rampant speculation about this project's future in Schmitt Park. We have made it clear that this pause should only be considered a "temporary" situation as Veterans 1st is taking the time to address the issues raised during the Town Hall meeting. (I hope that is true and not a smoke screen)

Between the Veterans 1st Board member having a public meltdown on stage, his abrupt departure and theatrics in the back, to the defensive and combative tone set by the hosts from the beginning and throughout the presentation, the inability for many of us to hear and see the slides, it made for a painful evening. I was thankful for the restraint shown by many of the Schmitt Park resident's. I was truly concerned about safety issues (based upon a physical altercation that took place between two residents after our monthly Board meeting, which resulted in our Association being banned from using the Festival Food's Community Room) to the hostile messages I was getting from residents, this could have rapidly devolved into a public spectacle.

I thought that I made a concerted effort to build and establish a collegial relationship with the Veterans 1st Board early on. They clearly view me as the bad guy and someone who is too deep in the "minutiae" to be relevant. They can't be bothered by my useless drivel. They have stated publicly that they decided, per Kim, their President and Treasurer to simply ignore me. Since the SPNA Board drafted the initial resolution, all communication has ceased! No response is a response.

I have been deliberately delicate in avoiding or engaging anyone regarding derogatory issues they may have uncovered related to members of the Board. I have gone so far as to tell people some things were perhaps out of bounds. The SPNA Board voted unanimously that we have the fiduciary responsibility to address the issues related to background and qualifications. Our Association members expect and deserve nothing less.

I appreciate that Veterans 1st is under no legal obligation to respond to our requests for information and they have that prerogative. They do not however enjoy that same privilege in the court of public opinion. The demographics of Schmitt Park are nearly 80% of the

residents are identified as white-collar professionals. In Tuesday's Town Hall I noted that in attendance we had at least one Vascular Surgeon, an attorney, several nurses (MSN, BSN), educators, social workers, small business owners, bankers, retired professionals and executives. These people are well educated and savvy individuals. They rely on our City leaders to make sure potential vendors are vetted appropriately. When this information is not forthcoming, it sets off alarm bells! What are they hiding? Why can't they stand on their credentials? Yes, we are a discerning bunch, but not unreasonable.

Make no mistake, our quest to get our concerns addressed will not be paused or simply go away. Veterans 1st has a huge gulf to cross and one quite frankly of their own making. If I sound frustrated, I am! I understand that Veterans 1st has no desire to abandon this location. Why would they? It's a beautiful setting and the price is truly a blessing.

Finally, if passion could build houses, the Nohr's would have built an entire city by now. I applaud their noble efforts. Their hearts are filled with only the highest intentions. Unfortunately, passion is only one element of a well executed plan. I am hopeful this project can reach an amicable resolution for all parties involved. This is not about winners and losers, it's about making everyone emerge victorious and making our community enriched by having a diverse and inclusive neighborhood.

Thank you,
-Hans

On Thu, Feb 22, 2024 at 9:12 AM David Buck <David.Buck@greenbaywi.gov> wrote:

Good Morning Rick and Hans-

Am e-mailing to inform you and the neighborhood association that Veteran's 1st have requested a hold on the Plan Commission public hearing and action so they can address feedback from the neighborhood meeting before going forward.

The item had been scheduled for public hearing (notices went out and in the paper a few weeks ago) and action at next Mondays Plan Commission so we can simply take it off the agenda. What will happen for Plan Commission on Monday is we will not include a PUD ordinance draft in the packet and the staff report for the item will simply state "The Petitioner has requested a hold of the public hearing and action so they can react and address feedback from neighbors." So there will not be a public hearing or discussion/action at next Mondays plan Commission meeting. We will place the item on a future PC agenda after the petitioner has had time to firm up their site plan, program narrative and likely have additional interaction with the neighborhood. Staff will make ourselves available to both yourselves and the petitioner during the temporary hold time.

Have informed Alder Grant earlier this morning. If you could, please let the neighbors know as best you can. The City will send out letters to those who received the original but they could possibly not be delivered by Monday.

I am actually out of the office today but please reach out to me tomorrow with questions. You can also contact Will Peters (920-448-3150) today if you need.

Thanks and be well,

David Buck, AICP

Principal Planner

City of Green Bay

Department of Community & Economic Development

920.448.3411

david.buck@greenbaywi.gov



www.greenbaywi.gov

From: [Will Peters](#)
To: [David Buck](#); [Jon LeRoy](#)
Cc: [Cheryl Renier-Wigg](#)
Subject: FW: Resident Letter
Date: Thursday, March 14, 2024 12:04:19 PM

Fyi

From: Hans Christensen <hans.o.christensen@gmail.com>
Sent: Wednesday, March 13, 2024 5:20 PM
To: Will Peters <Will.Peters@greenbaywi.gov>
Subject: Resident Letter

Will,

I wanted to provide you with the initiatives that are currently underway here in the Schmitt Park Neighborhood and other items:

1. The SPNA Board has approved sending an informational letter to ALL residents of the Schmitt Park neighborhood regarding the independent research on the proposed Veterans 1st Tiny Home Village and their Board of Directors. We are waiting for a quote on printing, folding, stuffing, etc. from our SPNA President. This represents a significant financial outlay for our little Association, but it reinforces our commitment to be the voice for our neighbors.
2. An independent group of concerned residents are undertaking a separate initiative. This initiative is a petition drive to gather information and opposition to the proposed development. In addition to the signatures, they are capturing the address and email (if available) for the signatures should the Plan Commission or Common Council have a need to validate.
3. I have sent an email to David Demery, Corporation Council over a week ago. I carbon copied a great number of people. The Association wants to understand how this relatively new nonprofit, did not seem to undergo even a basic review with regard to their board, its' members, their qualifications, governance, structure, independence etc. Our most significant concern is resiliency and sustainability. Neither of those things have been demonstrated.,
4. The Poor Farm Cemetery has not been sufficiently addressed and resolved. I spoke with Taylor Lambrigger and she stated that while the proposed site does infringe on the cemetery, (southern border) and Veterans 1st has since moved the parameter, it cannot guarantee artifacts and human remains will not be encountered even with the required 30' buffer. (See Brown County Poor Farm GPR Study for details) As a matter of fact, she said there is a high likelihood of it happening.
5. I reached out to Beth Kowalski at the Neville Public Museum. She was not aware of the potential and was going to do some additional research. She did indicate that any ground disturbance in that are, shall have a licensed, trained anthropologist or archaeological expert on site during any ground disturbance. It's not up to the developer to be qualified to identify human remains or artifacts and simply halt construction/excavation. A trained expert is required to be there. She was quite empathetic about this issue. The Association's position is that we have a moral

obligation to protect the tranquility and sanctity of these soul's final resting place. They were likely marginalized members of society, their burials were rather primitive (as witnessed by the study) and most likely could be veterans who suffered from undiagnosed PTSD because it was not a recognized condition at the time. The GPR report is more than a bit enlightening.

6. We do not know if Veterans 1st has agreed to conduct a Phase I Environmental Assessment of the proposed site. The University Avenue Corridor Redevelopment Plan/Brownfields study notes this caution. In speaking with Keld Lauridsen, State DNR, he thought this would be a prudent and reasonable request made on behalf of the SPNA.

7. Have all other environmental concerns been addressed? The dry creek bed?

8. Veterans 1st continues to amass a significant amount of financial support, amplified by the media, leaving residents upset that our concerns are not being addressed and that this is just being pushed "down our throats" by the County and the City. The last NBC 26 article did my phone, email and doorbell NO favors!

9. Veterans 1st has responded to our second request (Resolution CC00002). Their Vice President refused our request. The information was vague, repetitious to publicly available information and rather self-serving. You heard firsthand the abrupt and angry response Kim Nohr made in the Town Hall. It was dismissive, insulting and frankly extremely capricious. No response was a response.

10. The latest communication from Veterans 1st was once again a unilateral move, which failed to be transparent and failed any modicum of decency toward the SPNA Board. We have gotten zero feedback on the postcard campaign. Yet another data point not in favor of this organization's integrity and professionalism. The statement about that mystery letter, not from anyone on our board, was erroneous and tried to discredit the SPNA board. It was NOT totally false. I got one in my mailbox and it said "IF" as a disclaimer.

11. The Veterans 1st Board is woefully unqualified. At best they are an under-qualified operational management team. Their board lacks independence and can be characterized as incestuous. This should have raised RED FLAGS before such a generous land donation was made on the taxpayer dole! Their structure poses all sorts of problems with conflict of interest, non independence and matters of self-dealing. And this is just the tip of the iceberg!

Will, sorry to be so long winded, but given the current stonewalling and obfuscation from Veterans 1st, I don't want our issues to go unaddressed. I appreciate you have a "narrow" lane to navigate with the PUD document. I also appreciate that the Plan Commission may very well have a narrow focus. However, we will continue to let our concerns be noted. If our efforts fail to gain the attention of the Plan Commission, I can guarantee we will be all over our elected officials to make the right decision.

Will, this is not about NIMBY! This development, with the current board structure, and related issues should NOT be placed ANYWHERE, PERIOD! Wonderful cause, great passion and enthusiasm. I've told people, if those qualities could build tiny homes, the Nohr's would have a city by now. They just lack the intellectual horsepower, bandwidth and bench strength! They have failed, by any measure, to provide visibility with respect to resiliency and sustainability. As the old saying goes, they don't know what the don't know!

Thanks for your time.
-Hans

From: pipermom@juno.com
To: [David Buck](#)
Subject: **SPAM** Schmitt Park Vet housing
Date: Sunday, April 21, 2024 3:00:58 PM

Hello,

My name is Sara Piper and I live at 824 Mount Mary Dr. in Green Bay. First, I want to let you know that I am for housing for our Vets that need some assistance. And I don't think this is a terrible idea in our neighborhood. BUT - I am concerned that the new zoning is not just for the 3.5 acres but will open all of the 33 acres. I am against having random additional housing in that extra 29.5 acres and not being sure that the cemetery area will be honored well. I also respect the Veteran Manor decline for using their road as a driveway for all of this housing - we should provide our own.

As an aside, I would love to see more green space in the area and I bet the neighborhood (and association) would help with upkeep if need be.

Thank you for listening to me and see you May 2.

From: [Lisa Bergelin](#)
To: [David Buck](#)
Subject: FW: Online Form Submittal: Comment Form for Committees and Council
Date: Tuesday, April 23, 2024 5:27:01 PM

Lisa Bergelin

Administrative Operations Supervisor

City of Green Bay
Community & Economic Development Department
920.448.3403
greenbaywi.gov

From: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Sent: Monday, April 22, 2024 4:00 PM
To: Lisa Bergelin <Lisa.Bergelin@greenbaywi.gov>
Subject: FW: Online Form Submittal: Comment Form for Committees and Council

Lisa Bergelin

Administrative Operations Supervisor

City of Green Bay
Community & Economic Development Department
920.448.3403
greenbaywi.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, April 22, 2024 9:43 AM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name

PAUL

SULLIVAN

Last Name	
Address	555 W Main Ave, De Pere, WI 54115, USA
City	DE PERE
State	WI
Zip Code	WI
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Green Bay Plan Commission
What is the date of the meeting?	4/29/2024
For which item do you wish to provide comments?	TINY HOMES PROJECT FOR VETERANS
What is your opinion of the item?	I am IN FAVOR of the item.
Would you like to speak at the meeting?	Yes, I would like to speak at the meeting.
Comments	I am a retired military veteran with 20 years of service. The people i served with took an oath to defend the United States. These people have been taught discipline and how to maintain and clean things. The TINY HOMES program provides a safe, clean, modern environment for veterans who have fallen on hard times to live in. TINY HOMES are not a dumping ground for homeless veterans, they are a service center which provide job training, counseling, education opportunities and mentorship. Eighty five percent of Veterans move on to rent or build homes in the community. TINY HOMES is brand new housing which ADDS to the property values of the surrounding community. Please help this program go forward.

Email not displaying correctly? [View it in your browser.](#)

From: [Cheryl Renier-Wigg](#)
To: [David Buck](#)
Subject: FW: BIG STORY ALERT: The Dark Side of Veterans 1st of NEW
Date: Monday, March 18, 2024 10:25:18 AM
Attachments: [image.png](#)
[Gail Nohr Resume.pdf](#)
[WI Certified Peer Specialist Scope of Practice.pdf](#)
[Kim Nohr Resume.pdf](#)
[First Veterans 1st Mailer.pdf](#)
[Second Veterans 1st Mailer.pdf](#)
[Resume exhibits.pdf](#)
[Brown County Job Descriptions.pdf](#)

fyi

From: Ronda Bitney <Ronda.Bitney@greenbaywi.gov>
Sent: Monday, March 18, 2024 8:28 AM
To: Cheryl Renier-Wigg <Cheryl.Renier-Wigg@greenbaywi.gov>; Matthew Buchanan <Matthew.Buchanan@greenbaywi.gov>
Subject: FW: BIG STORY ALERT: The Dark Side of Veterans 1st of NEW

Ronda Bitney

Real Estate Specialist

City of Green Bay
Community and Economic Development Department
920.448.3354
Ronda.bitney@greenbaywi.gov

From: Schmitt Park <stopveterans1stnew@gmail.com>
Sent: Sunday, March 17, 2024 9:12 PM
To: metro@greenbaypressgazette.com; news@wbay.com; fox11new@wlu.com;
tips@wearegreenbay.com; news@nbc26.com; ryan.scott@nbc26.com; pcnews@postcrescent.com;
staff@wispolitics.com; david.lasee@browncountywi.gov; Chris Davis
<Chris.Davis@greenbaywi.gov>; dsps@wisconsin.gov; eoclass@irs.gov; David Buck
<David.Buck@greenbaywi.gov>; District One <District.1@greenbaywi.gov>; District Two
<District.2@greenbaywi.gov>; District Three <District.3@greenbaywi.gov>; District Four
<District.4@greenbaywi.gov>; District Five <District.5@greenbaywi.gov>; District Six
<District.6@greenbaywi.gov>; District Seven <District.7@greenbaywi.gov>; District Eight
<District.8@greenbaywi.gov>; District Nine <District.9@greenbaywi.gov>; District Ten
<District.10@greenbaywi.gov>; District Eleven <District.11@greenbaywi.gov>; District Twelve
<District.12@greenbaywi.gov>; patrick.buckley@browncountywi.gov;
dave.kaster@browncountywi.gov; david.kaster@browncountywi.gov;
jessica.adams@browncountywi.gov; ron.antonneau@browncountywi.gov;
ronald.antonneau@browncountywi.gov; megan.borchardt@browncountywi.gov;
devon.coenen@browncountywi.gov; nicholas.dagneau@browncountywi.gov;
norbert.dantinne@browncountywi.gov; keith.deneys@browncountywi.gov;
thomas.dewane@browncountywi.gov; patrick.evans@browncountywi.gov;
tom.friberg@browncountywi.gov; thomas.friberg@browncountywi.gov;

kevin.gannon@browncountywi.gov; patrick.hopkins@browncountywi.gov;
emily.jacobson@browncountywi.gov; kathy.lefebvre@browncountywi.gov;
thomas.lund@browncountywi.gov; andy.nicholson@browncountywi.gov;
andrew.nicholson@browncountywi.gov; tom.peters@browncountywi.gov;
thomas.peters@browncountywi.gov; richard.schadewald@browncountywi.gov;
salvador.sierra@browncountywi.gov; ray.suennen@browncountywi.gov;
dan.theno@browncountywi.gov; daniel.theno@browncountywi.gov;
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Cisneroz <Krista.Cisneroz@greenbaywi.gov>; Stephanie Hummel
<Stephanie.Hummel@greenbaywi.gov>; Jon LeRoy <Jon.LeRoy@greenbaywi.gov>; Will Peters
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<Laura.Schley@greenbaywi.gov>; Dena Mooney <Dena.Mooney@greenbaywi.gov>; Wendy
Townsend <Wendy.Townsend@greenbaywi.gov>; sidney.bremer@greenbaywi.gov;
lisa.hanson@greenbaywi.gov; jacob.miller@greenbaywi.gov; jim.hutchinson@greenbaywi.gov;
james.hutchinson@greenbaywi.gov; derius.daniels@greenbaywi.gov; ken.rovinski@greenbaywi.gov;
kenneth.rovinski@greenbaywi.gov; michael.poradek@greenbaywi.gov;
cgunderson@greatergbc.org; mvgas@greatergbc.org; DFIcharitableorgs@wi.gov;
DATCPHotline@wisconsin.gov; Matthew Buchanan <Matthew.Buchanan@greenbaywi.gov>; Eric
Genrich <Eric.Genrich@greenbaywi.gov>; amvets.wi.webpage@gmail.com;
Autojunkiez4vets@yahoo.com; info@ahnapeebrewery.com; ggbcf@ggbcf.org;
media@wecenergygroup.com; matt.z@wtaq.com; BDopp@littlerapids.com;
TSchneider@littlerapids.com; ASheehan@littlerapids.com; LChrisler@littlerapids.com;
lydial@capitalcu.com; cornerstone@cfnew.org; CommunityAccountability@associatedbank.com;
wpsfoundation@wisconsinpublicservice.com; cjmoovinon248@gmail.com; gms@festfoods.com;
deperelionsclub@gmail.com; ContactUs@foxcares.org; scottb@maccos.com;
darice.hannon@gwaar.org; bmathew@gannett.com; dennisbuehler@ggbcf.org; info@civicmedia.us;
jonathan.krause@wcinet.com; whbynews@wcinet.com; tom.zalaski@wearegreenbay.com;
aperez1@gannett.com

Subject: BIG STORY ALERT: The Dark Side of Veterans 1st of NEW

To Whom It May Concern,

You are receiving this email because you are either a member of the media, the Brown County board, the mayor of Green Bay, the City of Green Bay common council, the plan committee, police chief, district attorney, donor to Veterans 1st of NEW, the WI Department of Safety and Professional Services, or the IRS. This is a lengthy email, but you will want to read it in its entirety and review all of the attachments so you can fully understand the fraudulent behavior of Veterans 1st of NEW.

To skip ahead: Co-Founder Gail Nohr has garnered \$575,000 in donations based on flat out lies, falsified credentials, exploitation of the word "veteran", and the artificial credibility given her through the biased media coverage and donations from Brown County and others. Please see the supporting information below.

It is obvious that no members of the Brown County board did any research prior to their unanimous vote to donate the 3.5 acres of land to Veterans 1st. Like many, they likely heard the word "veterans" and assumed good intent. Since the board failed to do their due diligence, the residents of Schmitt Park have taken it on themselves to research the (lack of) credibility of Veterans 1st.

Let's start with Gail Nohr's resume. She was reluctant to provide it to our neighborhood and it took two requests from the Schmitt Park Neighborhood Association (SPNA) for her to do so. When you see it, you will know why. Please see **"Gail Nohr Resume"** and the **"Resume exhibits"** that go along with it. This shows many instances of Gail claiming to be a substance abuse counselor, case manager, and clinical care coordinator on the Veterans 1st website, her LinkedIn, and Facebook accounts. She lacks the credentials for all of these positions. Some of these sites were updated after she was called out on this at the Town Hall meeting on Feb. 20, but you can see in the examples dated 3/14/24 and 3/15/24, that she is still lying about her credentials. According to the WI Department of Safety and Professional Services Statute 160.03, this is illegal. A complaint has been filed against Gail with the Department of Safety and Professional Services.

Furthermore, by pretending to be someone she is not in order to garner over half a million dollars in donations, she is committing theft by fraud (WI State Statute 943.20, attached). This could be considered a class F felony. Should this development pass the plan commission and city council, they would be rewarding and supporting Gail's fraudulent behavior.

Gail is no stranger to felonies, as she was charged with one in 2007 (dropped as part of a guilty plea) as part of her four OWIs (one involving a minor).

Brown County board members--We sincerely hope that you were unaware of this when you unanimously voted to donate land to the Veterans 1st organization. Your lack of research and disregard for our community does not inspire confidence in the constituents that elected you. This is an election year, correct? Ron Antonneau, we noticed you are running unopposed. Is that why you felt you could vote yes without first speaking with the voters of the district you represent?

We are also attaching Kim Nohr's unimpressive resume and the two mailers Veterans 1st sent out only to residents within 400 ft. of the proposed development (because apparently no one outside of the 400 ft. radius deserved to know.) The first mailer was only sent to residents AFTER the Brown County board had already voted to donate the land. In fact, Schmitt Park residents were given NO NOTICE before the voting took place. One resident found out only by accident that this was on the agenda. Our neighborhood was not given time to spread the word about the potential land transfer and gather individuals to speak out against the request at the meeting. On the other hand, Veterans 1st obviously knew this would be on the agenda, so they were able to gather their friends (and one Veterans 1st board member) to speak in favor of the land transfer. How is it that those who will reside closest to this village, were not given the opportunity to voice our opinions prior to the land donation?

Residents have been told by Kim and Gail Nohr that they were **banned by the elected officials from mentioning anything about the site to residents.** Obviously, they knew this was going to cause an upset, and they wanted to try to ram it through the necessary processes as quickly as possible with as little notice as possible to the neighbors.

The resolution presented to the Board regarding the Veterans 1st transitional housing village states that it is a prime location; one of their reasons being that it is located next to Veterans Manor. Spokespersons for Veterans Manor attended the Town Hall meeting on Feb. 20. While they were not able to officially take a position, it was very clear to everyone there that they do not support this development. They stated that they are in no way associated with Veterans Manor. Veterans Manor said that they are unwilling to share a driveway with Veterans 1st, if that is any indication where they stand on the issue.

Regarding the mailers sent from Veterans 1st to residents within 400 ft of the site, noted contradictions between their two mailers include:

- The first mailer states that there will be 24/7 care coordinators on site.
- The second mailer states they will have security cameras monitored by front desk staff, who will NOT be there overnight and will presumably work business hours. Apparently, Veterans 1st doesn't even know what kind of care coordination or security will be offered.
- On the third page of the second mailer, Gail states that she did not say she has "extensive mental health and substance abuse training." See the below screenshot from a blog post on the Veterans 1st website; the wording is very similar.

Gail also received a Human Services degree with an emphasis on Substance Abuse Counseling from Northeast Wisconsin Technical College and has extensive knowledge of mental health and substance use disorders and their impact on recovery. More information on the NWTC Degree can be found at this link:
<https://www.nwtc.edu/academics-and-training/substance-use-disorder-counseling>.

Someone please inform Gail that an associate's degree and holding an "in-training" license as a substance abuse counselor for 9 months does not equal extensive knowledge.

Furthermore, attached is a page of Brown and Lafayette County job postings for case managers and clinical coordinators. Each of these requires a minimum of a bachelor's degree. If Gail doesn't meet the requirements for a job with the county doing the work she will supposedly be doing for Veterans 1st, why would they donate the land for her to do what she's not qualified to do? Please note that Gail does state that she worked in these positions on her resume (another exaggeration/lie).

Another issue that has not been discussed in the media are the historical and environmental concerns of the potential site of the transitional tiny homes on St. Anthony Dr. This is the site of the old asylum and Poor Farm Cemetery. In this article(

<https://www.twincities.com/2010/02/14/unmarked-graves-may-be-behind-former-health-center/>), in the Pioneer Press (original source the Green Bay Press Gazette), former Planning Director Chuck Lamine stated that "The real goal is to show our respects and to honor the deceased." "Maybe we'd create some kind of park area." Why is that the goal used to be to show respect and honor the deceased, and now the goal is to put a planned unit development in that spot?

There are also concerns over coal ash and a dry creek bed in the area, and the EPA recommended Phase 1 testing be completed, which has not been done. If this ridiculous plan by Veterans 1st were to come to fruition, the residents of Schmitt Park would not only need to be worried about safety concerns, but environmental and health concerns as well.

In an article on the Veterans 1st blog, they state that 75% of the revenue to support the village will come from rent paid by the residents, and 25% will come from grants. (<https://veterans1stnew.com/veterans-1st-in-press-gazette-article/>) There are only supposed to be six homes initially, with a rent cap of \$750, and residents will only be paying up to 30% of their income. This means that while there are just the first six homes, the village is supposedly going to be run on \$20,000 a year. These financials are ludicrous. A similar tiny home village was built in Milwaukee, by a similar small group of people. It had to be bailed out after the small group failed to properly manage it.

Finally, I urge you to watch the attached video from the Veterans 1st website: <https://veterans1stnew.com/future-resident-interview/>. The following spots are to be paid attention to:

17:50 minute mark--Gail states she wants the village to be in a community where it is accepted and welcomed. Obviously, this is not the case as it was kept from us until after the county's decision to donate the land, and being that they only sent out a notification to Schmitt Park residents within the 400 ft. radius. At the town hall meeting for our neighborhood, their responses to our questions were abrupt and rude. They stated our neighborhood's board didn't have a right to ask questions about the project scope, timeline, or their qualifications.

19:00 minute mark--Gail discusses how their vice president has experience building a tiny home village....for dogs. Sadly, this is the most experience anyone on their board has for this type of endeavor, and he isn't even part of Veterans 1st anymore.

19:19 minute mark--The member who was a retired corrections officer is also no longer associated with Veterans 1st. It seems anyone with any real credibility has left the organization since its inception in Sept. 2022.

Members of the media--please do your profession proud and have your best investigative journalist research the scam that is Veterans 1st of NEW and their proposed development. Our elected officials should not be donating land to potential felons and should know better than to blindly throw support to a cause just because they use the word "veterans." The residents of Schmitt Park and the Brown County

taxpayers deserve better.

In addition to the complaint filed against Gail with the Department of Safety and Professional Services, another has been filed with the IRS for abuse of non-profit status. If none of the media picks up this story, our group will make a YouTube video explaining all of this and share it on every platform we can think of. The public (and the donors) deserve to know the truth.

Sincerely,

Concerned Citizens of Schmitt Park

*Note that this email is not associated with the Schmitt Park Neighborhood Association, but our group will be providing them with a copy of our findings.



Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

Cottage Court Narrative

General Intent

Our intention is to develop a Cottage Court located at 2890 St. Anthony Drive for veterans of Northeast Wisconsin who are in need of affordable housing. In 2021 the Greater Green Bay Community Housing Initiative Task Force published the Blueprint Study that identified 3,715 residents who needed affordable housing and veterans made up 13% of that population at 482 three years ago. That number continues to increase as rent and cost of living increases.

Project Description

We plan to build our Cottage Court in three phases with 21 homes and a Community Center.

- In 2024 Phase 1 will be two 600 sq. ft. transitional homes and five 400 sq. ft. affordable homes. The first transitional home will be used as a Community Center until Phase 3 when a larger, 3,000 sq. ft. center will be built.
- In 2025 Phase 2 will be two more 600 sq. ft. transitional homes and five more 400 sq. ft. affordable homes
- In 2026 Phase 3 will be seven more 400 sq. ft. affordable homes and the 3,000 sq. ft. Community Center.

-We will have two parking lots. One next to the larger Community Center and one near the center of the property. The parking lots will be aligned with evergreens as a buffer for headlights of vehicles parking there. We will have an asphalt driveway and adjacent sidewalks.

-We plan to have a 4 ft high modest sign on St. Anthony Drive in front of the property with our name on it and landscaping around the property.

-We would like to have a flagpole line with all the military branch flags and modest upward facing lighting.

Amenities

Our larger Community Center, which will be built in 2026, can be used by the community at large for gatherings and meetings as needed. We will have a community garden area where our residents can grow food and plant flowers. Our residents will qualify for housing vouchers for rental assistance and will have access to the VA Clinic which is nearby. There is a bus stop right in front of Veterans 1st so our residents can have access to the city bus. We will have video cameras and on-site Care Coordinators for 24/7 management.

Management of Community

We will have professional snow removal and lawn care with residents and staff assistance.



Veterans 1st of NEW is a 501(c)(3) EIN: 92-0577700

Outreach

- The property location was made public by Brown County in a media event on December 13th.
- The vote was taken on December 20th for the Brown County Supervisors and was open for discussion. The vote was unanimous in favor of the property donation.
- On December 29th Veterans 1st staff sent emails to the Schmitt Park Neighborhood Association and two others who were on the contact list for the city of Green Bay to set up a meeting and it was not responded to. We found out later that two of the people were no longer in charge but the other email went to the general email of spna196654@gmail.com.
- Veterans 1st staff met with the Schmitt Park Neighborhood Association on January 8th and offered an informative PowerPoint presentation but were asked to answer questions instead.
- Veterans 1st will meet with the neighbors who are located within 500 feet of the property and anyone else from the neighborhood who is interested in attending.
- If there are any questions prior to the meeting please feel free to call 920-932-1763.
- The Open House is Scheduled for Tuesday, February 20th at 5:30pm at Celebration Church located at 3475 Humboldt Road, Green Bay.



Below is a list of all our Collaborators that we have contracts or agreements with.

Construction Team

Luradiance Design
Martinson & Eisele, Inc.
Geisler Group
Garritt Bader
Chad Buntin Construction
Hurkman Mechanical
Plumbers Local 400
Eland Electric
Electricians Local 158
Carpenters Local 1146
Operating Engineers Local 139
Greentech Renewables
Job Corps
Hands 4 Heroes
Macco's Flooring
R. K. Installations
C.W. Custom Exterior
Leadership Green Bay Team 6
NWTC
Earthseed Landscaping
Kingdom Workers
Boldt Construction

Specialty

Architect
Survey & Site Engineers
Development Advisor
Development Advisor
Framers
Plumber, Permits
Plumbing Installation, Apprenticeships
Electricians, Permits
Electrical Installation, Apprenticeships
Carpentry, Apprenticeships
Site Prep
Solar materials, installation
Framing, siding, site work, trades
Installing all roofing
Donate all flooring
In-kind flooring installation
Exterior finish installation
Fundraise and build Garage
Apprenticeships, wall components
Landscaping
General Construction
Community Center Design/Build

Corporate Builds

Little Rapids Corporation
WELS Trucking Corporation
Associated Bank
Capital Credit Union
Abby Bank
Boldt Construction
Denmark American Legion
US Bank

Skilled Construction Foremen

Rick Groonwald	Construction Scheduler
Jeff Mohr	Engineer
Jerry Beiersdorf	Contractor
Ray Kerkhoff	Journeyman Concrete Finisher
Ron Umentum	Development Inspector

Employment/Education

Department of Workforce Development	Michelle Flynn-Reineke	On-site 4 hours a week, career services, job placement
Mission Wisconsin	Steve Janke	On-site as needed, career services
Forward Services Corporation	Craig Coleman	On-site weekly, career services
NWTC	Ashely Drzewiecki	On-site education services as needed
UWGB	Nicole Stockman	On-site education services as needed
Little Rapids	Lisa Chrisler	Job opportunities
WEL Trucking	Matthew Pennings	Job opportunities
Schneider Trucking	Mathew Hastreiter	Job opportunities

Healthcare/Emotional Health

VA Clinic	Heather Grasse	Healthcare, Case Management, rental assistance
Vet Center	Scott Katska	Emotional Health Therapies
N.E.W. Community Clinic	Kim Frazen	Mental & Physical Healthcare
Br. Cty. Community Treatment Center	Eliza Killian	Mental Health, Case Management
Church Health Services	Candice Kreis	On-site Emotional Therapy monthly
Foundations Health & Wholeness	Sarah Graper	Mental Health, Case Management
9th Street Wellness Center	Karen Stoehr	On-site Chiropractic, Massage, Tai Chi, Yoga therapies
Resonate Body & Energy Healing	Jenelle Schroeder	On-site Massage Therapy
Beaming Equine Therapy	Katie Samuelson	On and off-site Horse Therapy monthly
Woodworking Classes	Rick Groonwald	Project classes monthly
Movement & Meditation	Amanda List	Classes for wellness

Financial Services & Assistance

Brown County Housing Authority	Patrick Leifker	Up to 70% of rental assistance
HUD VASH Vouchers	Patrick Leifker	Up to 70% of rental assistance
Associated Bank	Stan Kroll	On-site monthly Financial Literacy classes
Fox Valley Veterans Council	Tim Cody	Security deposit and rental assistance
Elks Club	Kelly Downard	\$300 Welcome Baskets and mattresses
Sofas for Service	Jeff Staad	Furnishings for 9 homes
Br. Cty. Veterans Service Office	Joe Aulik	File for VA Service-Connected Disability Claims
Cornerstone Mortgage	Kristy Van Lanen	Apply for VA Home Loan and help find homes to purchase
Movement Mortgage	Cathy Kohlbeck	Apply for VA Home Loan and help find homes to purchase

Programming Support Staff

Wisconsin Senior Employment	Darice Hannon	2-3 employees for office and security monitoring
Concordia University Intern	Dalton Lardinois	Occupational & Nutritional Therapist
Substance Use Counselor IT	Gail Nohr	Full-time assistance with resources and groups
Program Director	Gail Nohr	Full-time managing programs and volunteers
General Contractor/Mentor	Kim Nohr	Full-time managing the construction and volunteers
Security Architect and IT Specialist	Jonathan Davis	Part-time will monitor the security operations
Philanthropy Director	Jan Gertzfield	Part-time grants manager and donor relations
Housing Director	Amber Edwards	Administer the Housing Choice and HUD VASH vouchers
Vantage Point Property Management	Fran Bourassa	Assistance with Property Management

Security

24/7 security cameras	Jonathan Davis	Set up security cameras to view all houses
Front Desk Office Staff	All Staff	Monitor security cameras
Green Bay Police Department	911	Will be on-site in minutes if called
Squad Leaders	TBD	After hours monitoring of all activity
24/7 on call	Kim Nohr	Will address any issues as they arise within 20 minutes
24/7 on call	Gail Nohr	Will address any issues as they arise within 20 minutes
Security Advisor	Jeff Reince	Retired Corrections Officer as needed

The flyer that was illegally inserted in some neighbors mailboxes recently is TOTALLY false. Veterans 1st is NOT building 198 homes for homeless veterans. In 2024 we would like to build five 400 sq ft Fair Market Value rental affordable homes and two 600 sq ft homes, one of which will be our initial Community Center. In 2025 we would like to build five more 400 sq ft homes and two more 600 sq ft homes. In 2026 we would like to build the last seven 400 sq ft homes for a total of 21 homes and a Community Center. The affordable homes would be the similar cliental that are in the current Veterans Manor.

Gail did not say that she has "extensive mental health and substance abuse training". She has been working with the recovery population for several years as a Wisconsin Certified Peer Specialist and as a Substance Abuse Counselor In Training. She is working on getting her full license with a local Treatment Center that she has been working at for a year now. The year before that she trained at a local Veterans Recovery Program. She has two Degrees and two Certificates from a local college. She will not be the only person working with residents in our program and will just be helping them with resources and getting connected to the professionals that we have listed in the above agencies if needed. We have 35 other professionals listed who are willing to come on-site to offer assistance weekly and/or monthly and as needed.

Kim has recently trained and applied for his Contractor license and worked for a custom home builder for eight years early on in his career. After that he finished his career as a 29-year Journeyman Carpenter. On the first page you can see the 22 professional construction and development agencies that will be working with us to develop our Cottage Court. You can see the other five experienced construction foremen that will be on-site supervisors for the project.

You can also see what we have planned for security on site and 24/7. The cameras will be monitored and any neighbor who has any concerns can call Kim or Gail at 920-932-1763 or email info@veterans1stnew.com at any time and we will investigate the concern. All our residents will sign a contract that states that they will not be outside after 9:30 and will be quiet and considerate. They will also agree to not trespass on private property and if so, will face eviction. Brown County Housing Authority does extensive background checks and those on the Sex Offender Registry will not be accepted.

We have adequate parking and will have adequate lighting and landscaping to try to reduce the parking lot lights. The houses will be of three different varieties with three different subdued color schemes. We will be as north on our 3.5 acres of property close to Veterans Manor and a legal distance away from the Potters Field County Property that we will not disturb.

If you have any other concerns that we have not addressed above, please fill out the postcard and mail it back to us and we will address it as soon as possible.

Thank you,

Veterans 1st of NEW Staff

1. Name of the person	2. Date of birth	3. Sex	4. Marital status	5. Occupation	6. Address	7. Telephone number	8. E-mail address
Mr. John Doe	15/03/1975	Male	Married	Software Engineer	123 Main St, New York, NY 10001	(212) 555-1234	john.doe@example.com
Mrs. Jane Smith	22/08/1980	Female	Single	Marketing Executive	456 Park Ave, New York, NY 10022	(212) 555-5678	jane.smith@example.com
Mr. Robert Johnson	10/11/1965	Male	Divorced	Finance Analyst	789 Broadway, New York, NY 10003	(212) 555-9012	robert.johnson@example.com
Ms. Emily White	05/06/1990	Female	Single	Graphic Designer	321 West 125th St, New York, NY 10027	(212) 555-3456	emily.white@example.com
Mr. David Brown	18/09/1978	Male	Married	Teacher	654 East 89th St, New York, NY 10019	(212) 555-7890	david.brown@example.com

The following information is provided for the purpose of identifying the individuals listed above. The data is accurate as of the date of collection. Any changes to the information should be reported to the relevant authority. The information is provided for the purpose of identifying the individuals listed above. The data is accurate as of the date of collection. Any changes to the information should be reported to the relevant authority.

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Resume Exhibits

1. Gail did NOT start working at Jackie Nitschke till **March 2023** per the Jackie Nitschke center. **She did NOT obtain substance abuse counselor in-training license till June 2023, but put on the Veterans 1st website that she was a "substance abuse counselor", which is against the law. She is lying on her resume saying she has worked at Jackie Nitschke since July 2022.**

8:28 100



Gail Nohr - Secretary, Veteran, Wisconsin Certified Peer Specialist, Substance Abuse Counselor IT, and Resource Navigator. Gail was a Hospital Corpsman in the Navy and worked for 22 years at the Post Office which was 75% veterans. Gail worked for 6 years as the Brown County Veterans Service Officer taking phone numerous calls daily from veterans in need of housing so she started Veterans 1st to offer them hope. She was also a Substance Abuse Counselor at the Veterans Shelter for one year. Currently she is an AODA Counselor at the Jackie Nitschke Center.

More information about Wisconsin Certified Peer Specialists can be found at: <https://www.wicps.org/>



Jan Gertzfield - Philanthropy Director. Jan retired to her native Northeastern Wisconsin in 2017 following a lifelong career of increasing responsibility in Customer Financial Services for Morton Salt in Chicago, IL. She has a passion for helping people in need and, in addition to serving as our Philanthropic Director, Jan also volunteers as a facilitator for the GriefShare program at Green Bay Community

veterans1stnew.com

Resume Exhibits

8:00

79%

in-training certificate granted by the department.

(28) "Substance use disorder" means the existence of a diagnosis of "substance use disorder" listed in the most current edition of DSM.

History: CR 07-031: cr. Register November 2007 No. 623, eff. 12-1-07; correction in (intro.), (9), (12) made under s. 13.92 (4) (b) 6., 7., Stats., Register November 2011 No. 671; 2017 Wis. Act 262: cr. (2m), (3) (g), (h), (3m), am. (6), r. (9), (10), cr. (10m), r. (14), (16), cr. (19m), r. (22), cr. (24m), am. (28), r. (29) Register April 2018 No. 748, eff. 5-1-18.

SPS 160.03 Use of title. Except as consistent with s. SPS 160.015 (2), a person may use the title "addiction counselor," "substance abuse counselor," "alcohol and drug counselor," "substance use disorder counselor" or "chemical dependency counselor" only if he or she is certified as a substance abuse counselor, or as a clinical substance abuse counselor under s. 440.88, Stats.

History: CR 07-031: cr. Register November 2007 No. 623, eff. 12-1-07; 2017 Wis. Act 262: am. Register April 2018 No. 748, eff. 5-1-18.

Menu » Administrative Rules Related

» Administrative Code

» Department of Safety and Professional Services (SPS)

» Chs. SPS 1-299; Professional Services

» Chs. SPS 160-169; Substance Abuse Professionals

» Chapter SPS 160

↑

AA

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Resume Exhibits



Wisconsin Department of Safety and Professional Services

Credential/Licensing Search

[Credential/License Search](#) [DSPS Home](#)

Individual Search Results

License status will be updated within 24 hours of change in licensure; including new license issuance.

Search parameters

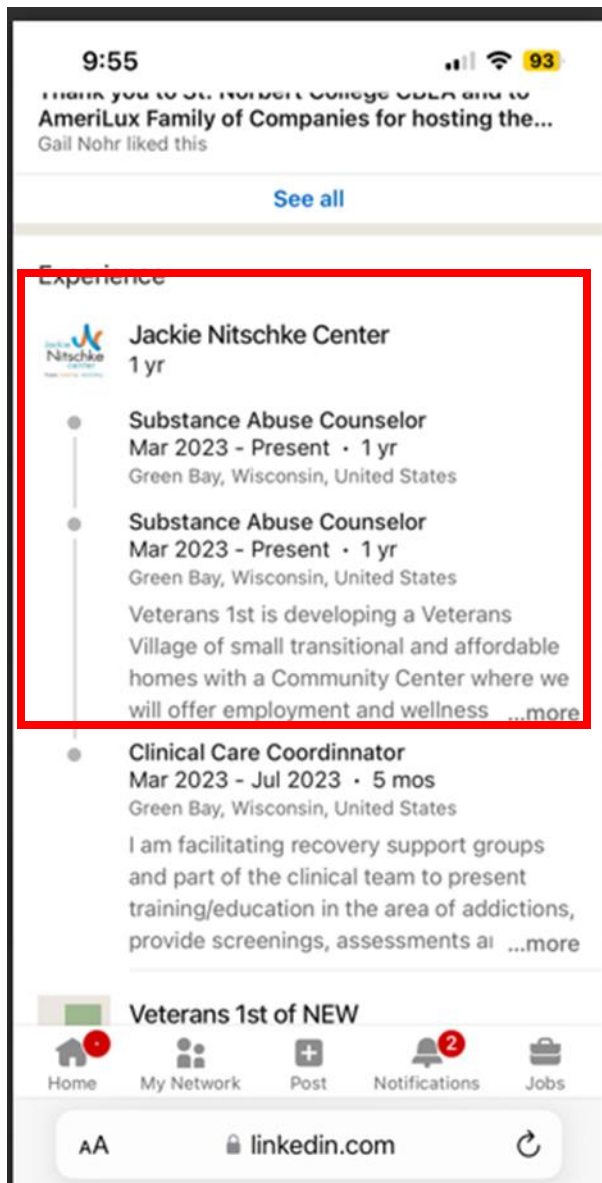
Last Name: nohr
First Name: gail
Credential/License Number:
Credential Type ID: 130

[Return to Search](#)

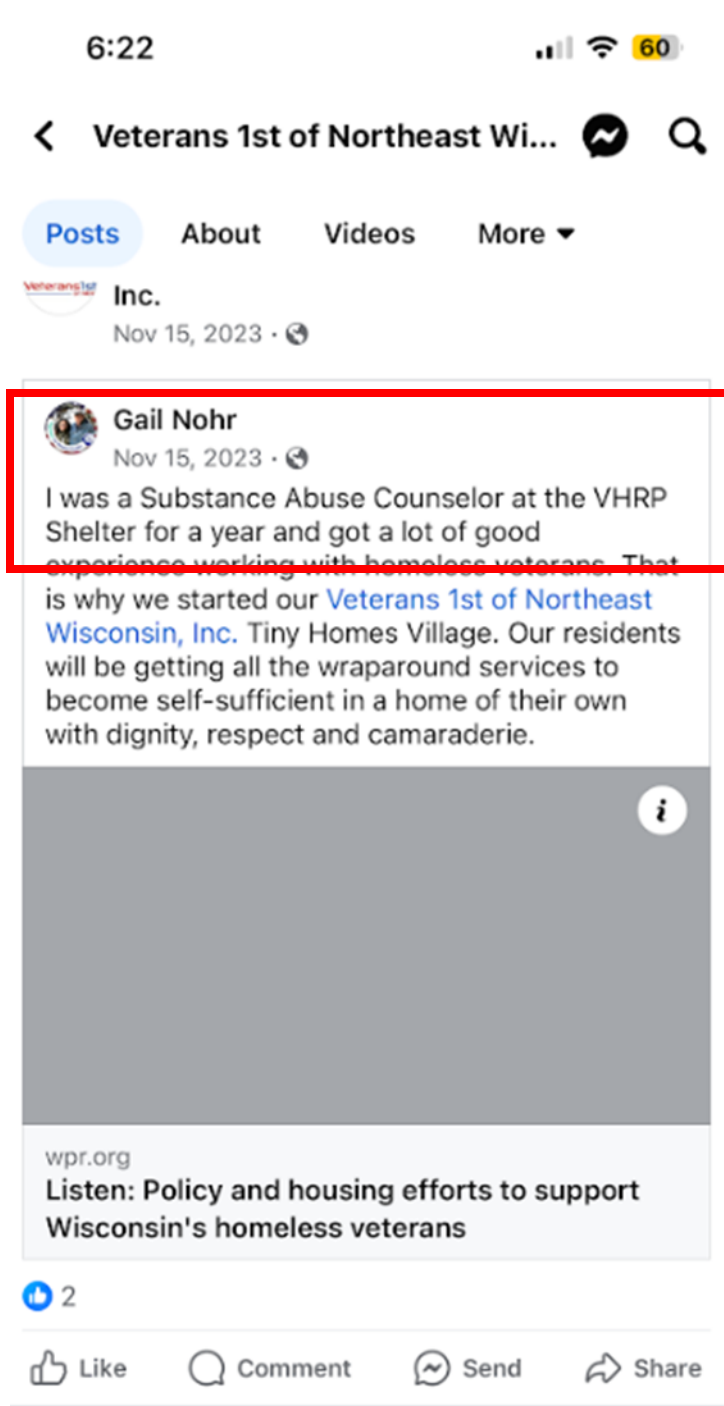
Total Result Count: 1

Credential/License #	Profession	Name	Location	Granted	Expiration Date
20290	SUBSTANCE ABUSE COUNSELOR-IN-TRAINING	GAIL MARIE NOHR	SUAMICO WI	<u>06/09/2023</u>	02/28/2025

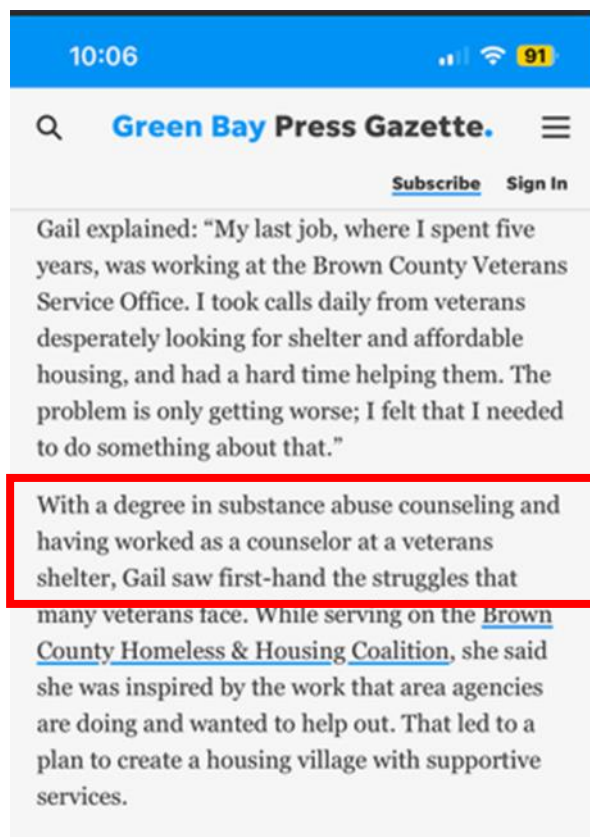
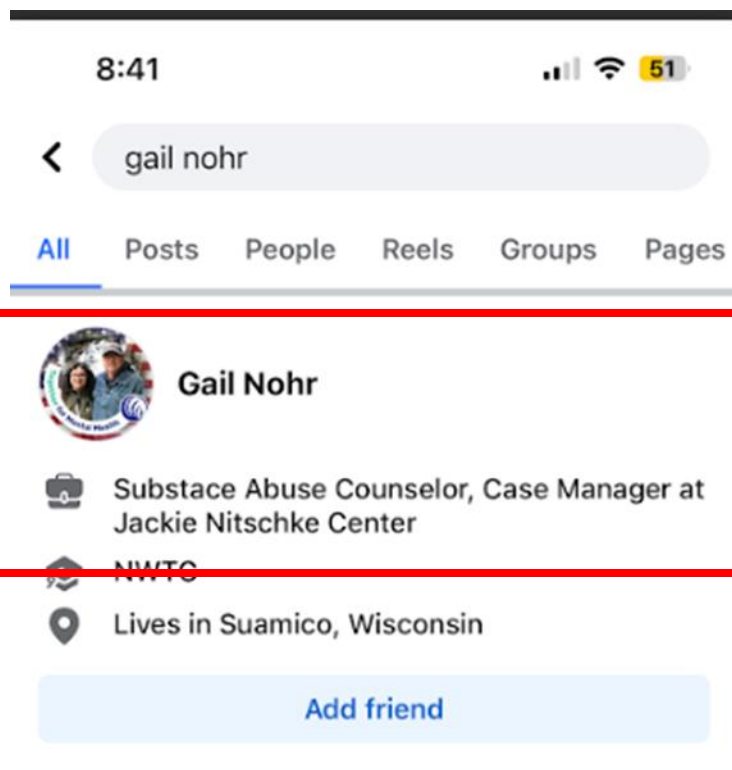
Resume Exhibits



Resume Exhibits



Resume Exhibits



Resume Exhibits



Our Board of Directors

📅 November 18, 2022 ⌚ November 23, 2022 🔄
veterans1stnew

Veterans 1st of NEW, Inc Board of Directors met for an interview with the Press Gazette this week. We talked about the problems veterans currently have finding transitional and affordable housing in Brown County and the solutions we will have for our residents for mental health issues, job and housing insecurities. Our President, Kim Nohr, has over 40 years of experience in home building and maintenance as well as property management. Our Vice President, Rick Giesler has over 40 years experience as an engineer in property development and management. He has developed a tiny homes village for a local pet rescue company for prospective pet adoptees. Our Secretary, Gail Nohr, has over 40 years in helping veterans with health issue, substance misuse issues, and is a resource navigator. Our Veteran Mentor, Jeff Reince, has over 20 years in Law Enforcement and mentoring veterans who need help with starting a new life and providing ways for them to do that.

Please click on the link below to read the interview from the Press Gazette about the current affordable housing problem for veterans and veterans who are in shelters and homeless who need a veteran community with wraparound services to help them to succeed. We at Veterans 1st of NEW, Inc. share our mission and vision on how we will address these needs and give veterans job opportunities,



AA

 veterans1stnew.com



Rick Giesler and Jeff Reince are no longer associated with Veterans 1st.

Resume Exhibits



Veteran Michael Raymond talks about his experiences.

Video Interview

If you would like to find out more about how Michael's military experience and his life after discharge affected him and how he met Founder, Gail Nohr and how she was able to assist him in recovery, listen to the interview above. Michael discusses that his experience after the service was quite challenging and that he ended up in a Veterans shelter where Gail was the Counselor and how she was able to help him overcome some of his barriers to success.

Gail and the Veterans 1st of Northeast Wisconsin staff will be working with our residents to help them to become self-sufficient in two to five years. Veterans 1st of NEW will offer the veteran residents four different employment agency services to help them get meaningful employment in the first six months. They will also do an assessment to determine what types of counseling they might need to help them overcome some issues that they struggle with due to their military traumas. Veterans 1st is offering 15 different programs to address and assist their residents in the wellness area along with community cookouts with other veteran groups and organizations.

Gail is a Substance Abuse Counselor, Wisconsin Certified Peer Specialist and a Certified Recovery Coach and will be able to train residents who want to become Recovery Coaches as well. Gail's husband Kim will be offering woodworking classes regularly for our residents to be able to have a creative outlet. He is also the Project Manager who will be supervising all the construction of the Tiny Homes as well as the Treasurer and Bookkeeper.



Resume Exhibits

Prospective Veterans 1st of NEW Resident

September 28, 2022 November 21, 2022 Shaun Swanson

Veterans 1st AODA Counselor, WI Certified Peer Specialist, and Resource Navigator is interviewing a prospective veteran resident for our Affordable Tiny Homes Village.



Gail: Hi I'm Gail Nohr the Secretary and Resource Navigator at Veterans 1st of Northeast Wisconsin Tiny Homes Village and I'm here with JD who is someone that I've known for a while he was staying at the veterans shelter and I was the counselor there for about a year and we're just gonna talk a little bit about the veterans tiny homes Village and what JD thinks about that Do you have any info?

JD: Absolutely just the freedom alone would be a big step; you're close to other veterans but not too close um so you have a lot of comfort there from the looks of it. They look like they're going to be very comfortable uh and they'll have some throw a little plants and plants a garden or whatever you know uh a little more freedom than what we're used to uh and from what I've read in the brochures there's going to be a lot of support programs which I also believe is really important right now for veterans. These are really tough times.

Gail: I agree yeah especially trying to find transitional Supportive Housing in a veterans community but not on top of each other like you said. You know you'd like to have your space right and they're comfortable

Recent posts

- Little Rapids Corporation-Egan Family Foundation
February 3, 2024
- Weyers Family Foundation
January 19, 2024
- Capital Credit Union
December 14, 2023
- Possible Resident Interview
December 9, 2023
- Greater Green Bay Community Foundation
\$25,000 award
December 6, 2023
- Cornerstone Foundation
November 21, 2023
- Associated Bank Suamico

8:03 PM 3/15/2024

2. There are no noted case management training programs or shadowing experiences here, until 2022 when Gail states she started working as a case manager. She took ONE 3-CREDIT CLASS, which was an intro to case management course. Her only education/experience in case management was entering in notes as a secretary. Case management is NOT in the scope of practice of a WI Certified Peer Specialist. The WI Certified Peer Specialist scope of practice is attached to this email, and it is THE ONLY certification or license she has completed. The below is an article, presumably written by Gail, on the Veterans 1st blog.

Veterans' 1st Secretary, Resource Navigator, and WI Certified Peer Specialist, Gail Nohr became familiar with the WISE Program as a Program Participant Assistant helping participants to train, upgrade skills and find employment. While part of the WISE Program, Gail completed her college education in Substance Abuse counseling

and is a Case Manager and Group Facilitator working with women who have substance abuse issues.

"The WISE Program is a very supportive agency to work with and is my inspiration to try to bring job training opportunities to veterans with our Tiny Homes Village," says Nohr. "I will be using what I learned in the WISE Program to help give our veteran residents a "hand up" not a handout, working together to find suitable employment so they can start to save money in the Transitional Homes to move into an Affordable Home of their own," explains Nohr.

Resume Exhibits

3. Note that the majority of her experiences have been as a receptionist/administrative assistant, yet she said she has 30+ years of experience working with veterans.
4. As she did not receive her SAC-IT license till June 2023, this would be considered operating without a license.
5. It states at the top of the resume that Gail did not become a WI Certified Peer Specialist until **Dec. 2021**, but she is stating she worked as one starting in **Jan. 2021**.

Gail's current jobs, according to her resume:

- Co-Founder, Program Director, Case Manager, Resource Navigator for Veterans 1st
- Substance Abuse Counselor IT, Group Facilitator, Case Manager, Clinical Care Coordinator for the Jackie Nitschke Center
- Front Desk Receptionist for the Brown County Community Treatment center
- Until last month, she was supposedly also a Case Manager, Substance Abuse Counselor IT, and WI Cert. Peer Specialist at Amanda's House, in addition to all of the roles above. Altogether, that is 12 DIFFERENT POSITIONS for FOUR DIFFERENT COMPANIES, at the same time. This is physically impossible.

Kim Nohr

920-932-1763 • kim@veterans1stnew.com

SUMMARY OF QUALIFICATIONS

- Coordinating what needs to be done with resources to complete the job
- Able to identify and assemble skilled professionals to work towards a common cause
- Efficient in QuickBooks Online for finances and Excel for spreadsheets, etc.

EDUCATION

Wisconsin Contractor Training

Feb 2024

Certification: Wisconsin Dwelling Contractor Qualifier License

OSHA Upgrade Training

Jan 2010 – Ongoing

Related Coursework: Overall safety management

Milwaukee Area Technical College, Oak Creek, WI

- Carpentry and Cabinet Making Degree

Sept 1976 - June 1977

Related Coursework: Blueprint reading, construction mathematics

EXPERIENCE

Co-Founder, General Contractor, Project Manager

June 2022 - Present

Veterans 1st of NEW, Inc., Green Bay, WI, 54311

- Acquiring numerous professional construction unions and subcontractors partners
- Secured land, professional home renderings, and site plans
- Successfully obtaining funding for the project
- Developed business plan, project budget, and operating budget
- Obtained bids for all aspects of the project

Landlord

June 2000 - Present

Nohr Properties, Denmark, WI

- Manage property with tenants and maintain home and properties
- Collect and manage rents respectfully
- Address tenant requests and concerns in a timely manner

Active Member

Aug 1991 - Present

Carpenters Union 1146, Green Bay, WI

- Installed and maintained upscale sunrooms throughout Wisconsin
- Maintained positive customer relations continually
- Upheld all local building codes in construction of units
- Coordinated schedules with subcontractors and suppliers

Journeyman Homebuilder

Feb 1982 – Aug 1991

Ron Wellens Custom Homes, De Perer, WI

- Built custom homes according to owner/architectural specifications
- Worked in conjunction with many subcontractors

Rental Building Maintenance

Jan 1989 – June 1991

American Properties, Green Bay, WI

- Performed all building maintenance, maintained tenant relations, and rent collections

Lumber Yard and Sales Associate
Hoida Lumber, Green Bay, WI

1980 – Feb 1982

LEADERSHIP AND AFFILIATIONS

- Joseph Project- helping people obtain employment Feb 2022 - Present
- Circles Green Bay – helping people obtain employment and services Feb 2018 – 2022
- Fox Valley Veterans Council member 2023 - Present

Gail Nohr

920-562-5975 | gail@veterans1stnew.com

SUMMARY OF QUALIFICATIONS

- 30+ years of assisting clients with quality service in multiple professional settings
- Efficient in Word, Excel, Outlook, Access, Teams Meetings, company, and government databases

EDUCATION

Northeast Wisconsin Technical College, Green Bay, WI

Associate Degree: AODA Counselor Certificate/Human Services

May 2021

Associate Degree: Health Care Business Services

May 2015

Wisconsin Certified Peer Specialist

Dec 2021 - Present

EXPERIENCE

Co-Founder, Program Director, Case Manager, Resource Navigator

Veterans 1st of NEW, Inc.

Sept 2022 – Present

- Coordinate programs to offer residents
- Conduct initial assessments of residents and assist with background checks
-

Substance Abuse Counselor IT, Group Facilitator, Case Manager, Clinical Care Coordinator

Jackie Nitschke Center

July 2022 – Present

- Case Management for clients in substance use recovery
- Facilitate recovery groups and 12-step meetings
- Help residents find community resources to fill their needs

①

Case Manager, Substance Abuse Counselor IT, WI Cert. Peer Specialist

Amanda's House

Aug 2022 – Feb 2024

- Conduct background checks including GB Warrants, Sex Offender Registry, and CCAP on applicants to determine program eligibility
- Facilitate one-on-one Case Management with clients and facilitate recovery groups

Front Desk Receptionist

Brown County Community Treatment Center

May 2019 - Present

- Assist clients in crisis, helping them either get admitted to Nicolet Psychiatric Unit or the Crisis Center. Answer phones and process client accounts

Benefits Clerk, Resource Navigator Administrative Assistant

Brown County Veterans Service Office/WISE Program

Feb 2018 – Aug 2022

- Help veterans with their issues and assist in filing claims with the Veterans Administration (VA).
- Visit veterans in the Brown County Jail to assist them with resources and 12-step counseling
- Brown County Resource Navigator, helping veterans find needed resources in the community

Administrative Assistant/Trainer

United States Post Office, Green Bay, WI

Dec 1989 – April 2011

- Served as Insurance Plan Specialist for more than 500 employees as the director of the Safety and Health Committee, inspected buildings, and created manuals for 500+ employees with 75% veteran employees

COMMUNITY INVOLVEMENT/VOLUNTEER WORK

Substance Abuse Counselor Assistant

Veterans Housing and Recovery Program, Green Bay, WI

Feb 2021 – Jan 2022

④

- Conduct AODA groups and individual counseling to help clients with their AODA issues.
- Enter Case Management notes into the database for clients

Recovery Group Facilitator, WI Cert. Peer Specialist

The Gathering Place, Green Bay WI

Jan 2021 – Mar 2023

⑤

Facilitate recovery groups and offer support and assistance

Administrative Assistant

Wisconsin Senior Employment Services, Green Bay, WI

April 2015 – Feb 2018

- Help participants with their career search, complete resumes, apply for positions, and gain employment
- Input Case Management notes into the database for clients

Veteran Mentor

Veterans Treatment Court

Jan 2019 – Present

- Mentor veterans who are involved with the Criminal Justice System
- Offer veteran participants in the Treatment Court resources and assistance to help them succeed and graduate the program in up to 18 months for a reduced or removed sentence

General Member, Veterans Task Force Executive Committee Member

Brown County Homeless and Housing Coalition

Jan 2019 – Present

- Attend monthly meetings and make connections for housing resources in Brown County



WISCONSIN CERTIFIED PEER SPECIALIST SCOPE OF PRACTICE

SUMMARY

The primary function of the Wisconsin certified peer specialist is to provide peer support. The certified peer specialist engages and encourages peers in recovery from mental health and/or substance use disorders. The certified peer specialist provides peers with a sense of community and belonging, supportive relationships, and valued roles. The goal is to promote wellness, self-direction, and recovery, enhancing the skill and ability of peers to engage in their chosen roles. The certified peer specialist works with peers as equals.

ESSENTIAL FUNCTIONS

Providing support

The certified peer specialist will:

1. Identify as a person in mental health and/or substance use recovery.
2. Be knowledgeable of the ethics, boundaries, power, privilege, and control issues unique to the culture of the peer and the CPS role.
3. Establish supportive relationships with peers which promote recovery.
4. Assist peers to understand the purpose of peer support and the recovery process.
5. Provide peers with the Substance Abuse and Mental Health Services Administration definition of recovery and its components.
6. Intentionally share his or her own recovery story as appropriate to assist peers, providing hope and support in changing patterns and behaviors.
7. Create an environment of respect for peers which honors individuals for taking charge of their own lives.
8. Mutually establish acceptable boundaries with the peers and agree to discuss on an ongoing basis as needed.
9. Demonstrate understanding of how trauma affects mental health and substance use disorder recovery, develop trauma-informed relationships, and support peers in obtaining appropriate resources for support.
10. Demonstrate an understanding of how substance use disorder affects mental health recovery.
11. Encourage and assist peers to construct their own recovery/wellness plans, which may also include proactive crisis and/or relapse prevention plans.
12. Provide culturally sensitive, community specific, and age-appropriate services.
13. Provide a welcoming environment of recovery, wellness, and hope.
14. Encourage peers to focus on their strengths, exercise use of natural supports, develop their own recovery goals, and strengthen their valued roles within the community.
15. Use active listening skills.
16. Together with peers, research and connect with resources that are beneficial to peers' needs and desires (e.g., employment, housing, health, and peer-delivered services)
17. Understand and be able to explain the rights of the peers.

Communicating with supervisors and interacting with staff

The certified peer specialist will:

1. Understand and utilize the established supervisory structure to communicate needs, ask questions (especially about ethics, boundaries, and confidentiality), mention concerns, etc.
2. If employed in a Medicaid-funded and/or clinical program, understand the requirement of clinical supervision by a qualified mental health or substance use disorder profession.
3. Understand his or her role and fully participate as an integral part of the professional recovery team.
4. Demonstrate and model to staff that recovery is achievable, and that peer support is an evidence-based practice.
5. Complete all required documentation timely, accurately, and respectfully.
6. Develop healing and trauma-sensitive relationships with peers and staff.
7. Report all intended, serious harm to self or others immediately to the appropriate person.

Demonstrating confidentiality

The certified peer specialist will:

1. Know state and federal confidentiality standards, including directives from his or her own agency.
2. Maintain the utmost confidence concerning all verbal and written information, whether obtained from peers or otherwise.
3. Know information that is **not** to be kept in confidence: intended, serious harm self or others.
4. Accurately inform peers regarding the degree to which information will be shared with other team members, based on agency policy and job description.



From: [Eric Genrich](#)
To: [Cheryl Renier-Wigg](#); [Matthew Buchanan](#); [David Buck](#)
Subject: Fwd: Online Form Submittal: Contact the Mayor
Date: Monday, February 19, 2024 11:23:20 AM

FYI
Sent from my iPhone

Begin forwarded message:

From: noreply@civicplus.com
Date: February 19, 2024 at 11:08:00 AM CST
To: Eric Genrich <Eric.Genrich@greenbaywi.gov>, Terry Sorelle <Terry.Sorelle@greenbaywi.gov>, Amaad Rivera <Amaad.Rivera@greenbaywi.gov>, Jessie Paque <Jessie.Paque@greenbaywi.gov>
Subject: Online Form Submittal: Contact the Mayor

Contact the Mayor

First Name	Dawn
Last Name	Schampers
Email Address	dawn.schampers@gmail.com
Phone Number	<i>Field not completed.</i>
Address	1006 Mt. Mary Dr.
City	Green Bay
State	WI
Zip Code	54311
What is your question/concern for the Mayor?	Dear Mayor Genrich, I am writing to voice my concerns over the potential Veterans 1st NEW transitional tiny homes community on St. Anthony Dr. Our neighborhood (Schmitt Park) found out about the potential for this development only shortly before the vote went to the board for the land donation. While everyone wants to help vets, there are major concerns regarding the location of this development and the credentials and knowledge of the "developers"/leaders of the project.

My biggest concern is the safety of our neighborhood. In the mailer from Veterans 1st, the first two listed conditions that they will be treating are mental health and substance abuse issues. Their Facebook page states they will be helping those with "emotional instability." As a former neuro ICU nurse, I have cared for patients with traumatic brain injuries, mental health concerns, and substance abuse issues. Individuals with these conditions can be very unstable and violent at times. A large portion of traumatic brain injuries involve the frontal lobe, which controls social behavior and impulsivity. While caring for these patients, I was sexually assaulted when a patient grabbed my breasts, and another attempted to gratify himself while I was in the room. Furthermore, I have been involved in many situations where a patient with these issues required restraint by myself and several coworkers due to violent behavior. This happened to me-a grown woman-at my place of work where security and other people were present. If someone with these issues would do that in a controlled environment, what could they do to a seven year-old walking home alone from Baird Elementary School? There are many children who walk home unattended in our neighborhood, so this is of particular concern.

Apparently, Veterans 1st will have cameras and care coordinators on-site, but no real security. As our neighborhood is mostly dark with lots of hills, tree cover, and cul de sacs, it is not easily patrolled and could easily hide bad behavior. I also have concerns regarding visitors to these tiny homes. What about friends with their own substance abuse issues that come to visit who aren't in the program?

The Veterans 1st application states in bold print that "a criminal conviction will not automatically disqualify your application. " This development would place unstable individuals with training in combat and use of automatic weapons within 3,000 ft. of an elementary school and 700 ft. of two assisted living homes. Given the widespread issue of mass shootings, is putting this transitional community of troubled individuals so close to these vulnerable populations a good idea? It is also 2,000 ft. (walking distance) from a brewery. This is obviously not ideal for those working on their recovery.

Our neighborhood already houses the Freedom House, Veteran's Manor, the jail, and the Brown County Mental Health facility. There is a new low-income housing development going up on University. Our neighborhood is already doing our fair share to support the rehabilitation of others. If we continue to only add developments that cater to low income and individuals in need of rehabilitation, it will push the established, stable residents out of the area, creating an unstable and unsafe environment. As this is transitional housing, these individuals have no ties to or investment in our community.

As you are likely aware, this tiny home community is not in line with the current zoning guidelines and is not required to meet the regular residential building codes. The current proposal will place all 21 homes with as little as 10 feet between them. This home density is higher than that of a mobile home park. Given this house to land ratio, if all 33 acres were to be zoned as a Planned Unit Development, there is potential for another 198 “transitional housing” homes added to our neighborhood, or other small footprint homes. This would dramatically change the demographics of our neighborhood.

There are additional concerns with the lack of character and experience of the members of Veterans 1st. On their website, it states that Gail Nohr, one of the co-founders, was a substance abuse counselor at a veteran’s shelter for one year, and is currently an AODA counselor at the Jackie Nitschke center. This is on her LinkedIn and Facebook page as well. However, SHE HAS NO SUBSTANCE ABUSE COUNSELOR LICENSE. According to the State of WI licensing board, she was only granted an IN-TRAINING substance abuse counselor license in June 2023. Additionally, she has a history of FOUR OWIs (one with a minor in the vehicle), which are potential disqualifiers for obtaining a substance abuse counselor license. One has to wonder if this was disclosed to the WI State Licensing Board when she applied for her in-training license, as required by the state.

In one of the Veterans 1st blog articles, it states that Gail has “an extensive knowledge of mental health and substance use disorders”, which is clearly not the case. In fact, according to her LinkedIn, the majority of her work history consists of being an administrative assistant. She seems to be falsifying/exaggerating her credentials, likely to play to sympathetic donors and further the Veterans 1st agenda. I wonder how the donors and the board members who donated the land would feel knowing she misrepresented herself and her credentials?

She and co-founder, Kim Nohr, divorced in 1995, but present themselves as a married couple. Being in business with your former spouse likely makes the foundation of their group very unstable. Kim Nohr is an experienced carpenter, but has no experience with development, which is a very different skill set. Furthermore, Veterans 1st only received non-profit status in Nov. 2022. There is no footprint of their company prior to Sept. 2022. They lack the experience and knowledge to make this village a successful undertaking.

This development would likely be poorly executed and have very detrimental effects to our neighborhood and local community. Please support Schmitt Park and do not let Veterans 1st proceed

with this plan.

Thank you for hearing my concerns.

Sincerely,

Dawn Schampers, MSN, RN, NPD-BC, AMB-BC (but most importantly, a mother to two young daughters in Schmitt Park)

Email not displaying correctly? [View it in your browser.](#)

(ZP 24-04) Proposed Planned Unit Development
2890 St Anthony Drive

Our Position:

We oppose the proposed planned unit development at 2890 St Anthony Drive (Development).

Reason for Our Position:

We oppose the Development because the project will result in increased traffic on St Anthony Dr between the intersections of St Charles Dr and University Ave. Currently, when Noble Roots has an event, vehicles are parked on both sides of St Anthony Dr making it very difficult for two vehicles going in opposite directions to pass each other. It also creates a hazard for pedestrian traffic. See photos on next page. The traffic associated with the Development will only make the congestion problems worst.

What Could Change Our Position?

The City could make one of the two sides of St Anthony Dr a no parking zone from St Charles Dr intersection to University Ave intersection. That should mitigate the congestion problems during Noble Roots events.

Our Revised Position:

If the City made one side of the St Anthony Dr a no parking zone, our position would switch from opposing the Development to supporting the Development.

Thank you for the opportunity to comment on the Development

Tom & Janet Smies
1188 St Lawrence Dr
Green Bay, WI
tomsmies@new.rr.com

(ZP 24-04) Proposed Planned Unit Development
2890 St Anthony Drive



From: [Mike and Sue](#)
To: [Mike & Sue W](#)
Subject: Input on Veterans 1st NEW project
Date: Wednesday, February 21, 2024 10:37:07 AM

We support helping our Veterans and would support the initial Veterans 1st NEW project moving forward on the 3.5 acres next to Veteran's Manor with the following caveats:

#1 The PUD development be on an "experimental" basis to be evaluated after 24 months

#2 The tiny houses be constructed according to existing zoning guidelines as well meet current residential building codes.

We both vehemently OPPOSE changing the ENTIRE 33 acres to a Planned Unit Development. Any and all future housing projects for our neighborhood should be considered by local government as separate, individual proposals.

We are also disappointed these plans were not shared with us Schmitt Park residents in a more timely manner.

Michael & Susan Watts, 3025 Bay View Drive

From: [Hans Christensen](#)
To: [David Buck](#); [Dburg0025@gmail.com](#); [District One](#); [Karen Schroeder](#); [SPNA Schmitt](#); [Se2a3b@msn.com](#); [T F](#); [Will Peters](#); [beverlybartlett@sbcglobal.net](#); [kathyjerry1948@gmail.com](#); [swenskimenski@gmail.com](#)
Cc: [Lauridsen, Keld B - DNR](#)
Subject: Veterans 1st - DNR
Date: Friday, February 23, 2024 1:19:25 PM

Hello Will,

Thanks again to you and David for taking the time with me today to answer my questions and providing some much needed clarity to the Veterans 1st project.

I had an excellent phone call today with Keld Lauridsen, Wisconsin State DNR (a fine Dane I might add), regarding the Veterans 1st site. I gave him the history of the University Avenue Corridor Redevelopment Plan/Brownfields Study. We also talked briefly about the Poor Farm Cemetery for some context. I gave him why I was interested in this property and what my relationship to Veterans 1st was. I made it clear that I was solely representing the SPNA Board.

Admittedly, the deed transfer from the County to Veterans 1st is unique insofar as there was not a financial transaction or bank involved in the process. However, after the deed transfer, I believe the land legally belongs to Veterans 1st and along with ownership they now assume responsibility for the land.

Because this entire parcel was identified in the Brownfields Study as having been a site for coal ash disposal, the authors of the study recommended some additional research. I cannot locate any additional research. The disposal of the fuel tanks at 2900 St. Anthony Drive were remediated under the DNR regulations and well documented.

Here are the facts as I understand:

1. Because the site is classified as “suspected” contamination and an actual contaminant has not been identified, the State (DNR only) would not mandate any action by the property owner.
2. However, it was Keld’s recommendation that at a minimum, Veterans 1st conduct a Phase 1 study to determine all the historical information available with this site to see if any portion of this development could have been used to deposit coal ash. If this eliminates this site as a deposit area, no additional study is warranted. However, if the study is positive, it is recommended that soil samples be taken during a Phase 2 study. I must stress this is only a RECOMMENDATION and not a mandate.

So.....

Would it be a reasonable request by the City and in Veterans 1st best interest to have them arrange for a Phase 1 study, of their parcel only, since we have documentation that portions of this parcel (33 acres) were indeed used to bury coal ash? Maybe any soil samples from the removal of the petroleum tanks at 2900 might be sufficient to address this issue. It would certainly prevent any further issues and not present a problem should the land change hands.

This seems like a reasonable and prudent recommendation, but you guys in conjunction with Veterans 1st have the final decision. This is an opinion of the SPNA Board only.

-Hans

From: [Steve North](#)
To: [David Buck](#)
Subject: Veterans 1st of NEW
Date: Friday, February 23, 2024 10:25:10 AM

To: David Buck

Date: February 23, 2024

My name is Steve North. I live at 930 Forest Hill Drive, Green Bay, Wisconsin. I am a longtime resident of the Schmidt Park neighborhood and have lived at this address since 1991. I am a Vietnam Veteran having served in the US Marine Corps. I am writing to you to share my concerns about the Veterans 1st of NEW housing project.

My wife Laurie and myself attended the meeting on Tuesday, February 20, 2024 at the Celebration Church conducted by the Board Members of Veterans 1st of NEW. At the conclusion of the meeting, we both agreed that the presentation of the meeting was very unprofessional and disorganized. We felt that some of the board members of Veterans 1st were both antagonistic and condescending to the audience.

Veterans 1st falsely misrepresented that they had support from the Schmidt Park Neighborhood Association (SPNA) by having the SPNA name on their power point presentation. During the meeting, a member of SPNA pointed out that they are neither for or against the purposed Veterans 1st project and that Veterans 1st did not have their permission to use their name. Veterans 1st board member stated she was aware of that fact but did not have the opportunity to change the information on their power point before the meeting. It would only have taken a minute to delete reference to SPNA from the power point program. I can only conclude that the misrepresentation was by their own design to try to gain support for their project by associating Veterans 1st with SPNA. I question the integrity of Veterans 1st because of this misrepresentation.

During the meeting, there was a gentleman who was seated with the Board Members from Veterans 1st who was neither listed or identified as a member of Veterans 1st. This person was extremely negative, condescending and combative with the audience. After this person tried to address the audience a few times, the audience showed their disapproval of him and this person departed the meeting. I can only conclude that the decision of Veterans 1st to invite this person to sit on their Board Panel, shows the poor judgement of this organization.

During this meeting, there was no information presented concerning the cost of their project or if funding has been secured.

As referenced above, I question Veterans 1st of NEW qualifications and honesty to organize, conduct and manage a project of the size and scope that they presented at this meeting.

I do support programs to help veterans but at the present time and for the reasons stated above, I do not support the Veterans 1st of NEW housing project being proposed.

Please contact me if you have any questions or require additional information or clarification.

Steve & Laurie North

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Wisconsin Architecture and
History Inventory Site
(Former MHC Building)

Shoreland
Zone

Wisconsin Archaeological Sites Inventory Site