

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

2017-2018 Consolidated Annual Performance & Evaluation Report Summary

Overview

This year, the City of La Crosse invested \$2.8 million in La Crosse through CDBG and HOME. Through careful investment of these dollars in loans to businesses and homeowners, the City earned \$1 million in program income. Additionally, CDBG/HOME funds leveraged an additional \$8 million in funding from tax credits, philanthropists, local and state funds. This meant that for every \$1 spent, another \$2.57 was leveraged. Over 56% of the City's resources were spent in targeted areas for revitalization (NRSA). La Crosse's CDBG projects were also featured a record 42 different times in print, television, and radio this year— in part thanks to a successful CDBG week with over 604 participants .

Program Highlights

Neighborhood Revitalization.

“ This year, the City of La Crosse sold three new affordable homes for working families and retiring baby boomers. 12 more homes are under construction or for sale. Additionally the City facilitated the construction of 8 additional single market rate homes through its vacant land sales program. These homes will add about \$4 million in tax base.

“ Code Enforcement. CDBG funded a code enforcement officer and as a result, repairs were made to 635 homes.

“ Housing Repairs. Eight (8) homeowners made \$151,000 in improvements to their homes. These loans allowed for families to make their homes safer for children and allowed elderly individuals to age in place. In addition, two landlords are investing \$40,300 in 6 rental units through the Couleecap Rental Rehab Program.

Affordable Housing

The City's significant investment in workforce housing is paying off. Three major affordable housing projects are underway or completed. Roosevelt School Apartments is entirely leased up and is truly providing workforce housing— of the 33 units available, 30 are occupied by households with full or part-time employment— earning an average of \$25,700 per year. The Kane Street Garden Terrace Apartments

will start construction in July.

Economic Development

The City of La Crosse funded Coulee Co.Starters programs helped launch 11 new businesses, create 6 new jobs, and assisted 9 existing businesses in expanding or relocating. The City assisted Christos Taverno wine bar which will create 8 new jobs and Service Master expand their business and create two new jobs.

Alleviate Poverty and Prevent Homelessness.

Through its partner agencies, the City assisted 1406 people in access emergency shelter or find housing. An additional 2973 youth, families, and the elderly were provided food, health, transportation, and youth services through the City's support of , the Kane Street Garden, the Boy's and Girls Club, Stepping Stones.

This included funding permanent housing vouchers which helped a man living with cancer, living on the streets for years to stabilize. It also housed a young lady fleeing domestic violence and living with depression and PTSD and no income. Today, she has Mental Health Services and is working part-time. The Family Collaborative was able to assist a pregnant woman with two children who lost her job (and housing), re-stabilize through public housing and employment. The also assisted another mother with five children, who was evicted, find housing and employment. The Boys and Girls Club helped a young lady, living in a household with gangs, violence, and drugs, find safety and achieve her personal goals. She is a Junior at Central High School and is on track to graduate, with hopes of going on to college.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administer CDBG/HOME Program	Administration	CDBG: \$ / HOME: \$22806	Other	Other	1	1	100.00%	1	1	100.00%
Alleviate poverty and increase self-reliance.	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	16087	64.35%	3239	2541	78.45%
Alleviate poverty and increase self-reliance.	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		1687	1838	108.95%
Alleviate poverty and increase self-reliance.	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	3000	2307	76.90%	1407	1210	86.00%
Alleviate stormwater and flooding issues	Stormwater, Sewer Management, Flooding	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5000	0	0.00%			
Improve code enforcement	Affordable Housing Code Enforcement	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5000	2775	55.50%			

Improve Neighborhood Livability	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2	5186	259,300.00%	5000	5185	103.70%
Improve Neighborhood Livability	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10000	3680	36.80%			
Improve Neighborhood Livability	Non-Housing Community Development	CDBG: \$	Other	Other	2	1	50.00%			
Increase affordable housing	Affordable Housing Homeless	CDBG: \$ / HOME: \$0	Rental units constructed	Household Housing Unit	150	56	37.33%	75	33	44.00%
Increase affordable housing	Affordable Housing Homeless	CDBG: \$ / HOME: \$0	Rental units rehabilitated	Household Housing Unit	50	20	40.00%			
Increase affordable housing	Affordable Housing Homeless	CDBG: \$ / HOME: \$0	Housing for Homeless added	Household Housing Unit	40	6	15.00%	15	0	0.00%
Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15	35	233.33%			

Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		17	19	111.76%
Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	2	2	100.00%	0	2	
Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	75	53	70.67%	14	6	42.86%
Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	2	42	2,100.00%	10	13	130.00%
Prevent and end homelessness	Homeless	CDBG: \$ / HOME: \$17000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	260	2463	947.31%	0	1537	
Prevent and end homelessness	Homeless	CDBG: \$ / HOME: \$17000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	75	83	110.67%			
Prevent and end homelessness	Homeless	CDBG: \$ / HOME: \$17000	Homeless Person Overnight Shelter	Persons Assisted	3000	4123	137.43%	1407	1210	86.00%
Prevent and end homelessness	Homeless	CDBG: \$ / HOME: \$17000	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

Prevent and end homelessness	Homeless	CDBG: \$ / HOME: \$17000	Homelessness Prevention	Persons Assisted	0	0		280	628	224.29%
Prevent and end homelessness	Homeless	CDBG: \$ / HOME: \$17000	Housing for Homeless added	Household Housing Unit	6	6	100.00%	8	0	0.00%
Repair aging housing infrastructure	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	25	20	80.00%			
Repair aging housing infrastructure	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	37	49.33%	30	8	26.67%
Replace dilapidated housing structures	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	30	18	60.00%	5	3	60.00%
Replace dilapidated housing structures	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	37	49.33%			
Replace dilapidated housing structures	Affordable Housing	CDBG: \$ / HOME: \$	Buildings Demolished	Buildings	30	21	70.00%	5	4	80.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In replacing and demolishing existing housing and adding affordable housing, including permanent housing for the homeless, La Crosse is performing very well. We also have been quite successful in assisting businesses and promoting economic development. The City of La Crosse has not been able to identify a stormwater management project and Habitat for Humanity and Couleecap have a couple delayed projects which affected our numbers. Also, the City of La Crosse's own Housing Rehabilitation Program did not meet expectations this year but based on projects in the pipeline, is well positioned to meet goals next year. This is true for Habitat and Couleecap as well. UW La Crosse Diversity program did not perform as expected (4 beneficiaries versus 2). Salvation Army's numbers are down as well.



Highlights

5-YEAR GOALS	5-YEAR OUTCOMES	Results to Date (2017)	Remaining to meet 5-year goal	2018 Goals	Notes on Projects Underway
Neighborhood Revitalization					
1. Increase safety and maintenance of homes through code enforcement	5000 housing units make repairs as a result of code enforcement	2775	2225	0	Permanently Funded by the City. Will continue to track.
2. Repair aging housing infrastructure	75 units of homeowner housing rehabilitated	37	38	15	
	25 rental units rehabilitated	20	5	2	Several projects in progress.
3. Demolish dilapidated housing structures and replace with new, affordable housing	30 units of homeowner housing	18	12	3	
	30 buildings demolished	25	5	3	
4. Improve livability, attractiveness, and safety through public infrastructure	2 priority neighborhood plan projects implemented (e.g. green spaces, street-scaping, parks)	8	0	0	Completed- goal achieved.
	Street lighting added in census tract 4 or 9, or 2 corridors	1	1 lighting project or street scaping	0	Completed- goal achieved.
5. Increase storm water captured through green infrastructure	Implement 1 green infrastructure project	0	1 green infrastructure	0	Still need to complete.
Affordable Housing					
6. Increase mixed-income, affordable rental housing for low-income families, minorities, and persons with disabilities	200 units of affordable rental housing added	56	144	62	Kane Street Garden Project underway.
	35 units for persons transitioning out of homelessness added	6	29	10	Kane Street Garden Project funded, underway.
Economic Development					
7. Increase economic opportunities for low- and moderate-income persons	100 FTE jobs created	68	32		Pearl St Brewery, That Foreign Place, and Service Master Project funded.
8. Support neighborhood-based businesses	2 businesses assisted	52	Exceeded Goal (2)		
Anti-Poverty Services					
9. Prevent and end homelessness in Ia Crosse	3000 homelesspersons receive overnight shelter	4123	Exceeded Goal	1339	
	100 homeless persons housed in permanent housing.	124	Exceeded goal	92	
	75 households assisted in obtaining or keeping housing	449	Exceeded Goal	470	
10. Alleviate poverty and increase self-reliance	25,000 LMI persons assisted	15855	5906	3239	

Achievements

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1,628	42
Black or African American	386	2
Asian	65	13
American Indian or American Native	25	0
Native Hawaiian or Other Pacific Islander	3	0
Total	2,107	57
Hispanic	49	7
Not Hispanic	2,058	50

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,668,207	1,989,783
HOME	HOME	478,067	843,085
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide Area	40	48	Nature of activities make it difficult to limit to one part of the city.
Lower Northside Depot	30	26	
Powell-Poage-Hamilton/Washburn	30	26	

Table 4 – Identify the geographic distribution and location of investments

Narrative

This year, the City of La Crosse expended 56% of its CDBG and HOME resources in its target areas and in its Neighborhood Revitalization Strategy Areas (NRSA), which are the "Southside NRSA"- the neighborhood surrounding the downtown, Gundersen Health Systems and Mayo Clinic, as well as the Lower Northside Depot Neighborhood and surrounding area. The City continues to prioritize projects in these areas. Please see chart of NRSA goals to see the goals that were accomplished in the NRSA. Since the NRSA was not approved until mid-Action Plan year, the City is not able to report on planned percentage of allocation.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG/HOME funds leveraged an additional \$8 million in funding from tax credits, philanthropists, local and state funds. This meant that for every \$1 spent, another \$2.57 was leveraged.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	22,097
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	22,097
4. Match liability for current Federal fiscal year	76,815
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	(54,718)

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
3,424	499,636	431,340	0	71,720

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		4		206,001		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	23	9
Number of Non-Homeless households to be provided affordable housing units	75	37
Number of Special-Needs households to be provided affordable housing units	0	0
Total	98	46

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	8	9
Number of households supported through The Production of New Units	75	37
Number of households supported through Rehab of Existing Units	30	20
Number of households supported through Acquisition of Existing Units	5	4
Total	118	70

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Kane St Garden Project (50 units of affordable housing, with 15 reserved for the homeless) is the reason that we didn't meet this year's goals. That project is underway but not completed. Delays in Couleecap and Habitat projects was another reason goals were not met but those projects are underway.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	676	9
Low-income	15	1
Moderate-income	7	2
Total	698	12

Table 13 – Number of Households Served

Narrative Information

For CDBG, this includes individuals who are living in the Roosevelt School Apartments and homebuyers. For HOME, this includes the beneficiaries of the TBRA voucher program (providing housing for the homeless) and low-income homebuyers.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of La Crosse funded the Collaborative to End Homelessness and its Project Manager, which made significant strides to end homelessness in the area. One of the major accomplishments was the successful closure of tent city and a collaborative effort to house the displaced individuals. The collaborative also successfully house many chronically homeless individuals and families experiencing homelessness. The City assisted by funding for the first time, tenant-based rental assistance.

- Independent Living Resources (ILR) was again funded to operate the Housing Resource Center. Their programs reaches out to homeless persons, especially unsheltered, assesses their needs and helps them transition to housing. They served 90 people.
- Couleecap was provided with CDBG funding to operate the Housing First Services Program which provided case management and housing for 106 homeless persons. Services included transportation, security deposits, life skills training, employment training and housing counseling.
- Couleecap, YWCA, and the Salvation Army provided skills and training necessary to help persons transition from transitional living to permanent stable housing. In addition, New Horizons supports victims of domestic violence in transitional housing in making the transition to independent living.

Addressing the emergency shelter and transitional housing needs of homeless persons

- The Salvation Army Emergency shelter addressed the emergency needs of homeless persons and served 690 homeless individuals. This is a decrease from last year.
- Additionally, studies show there is a strong correlation between homelessness and domestic violence victims. This year, the City of La Crosse's implementing partner New Horizons shelter provided emergency shelter women suffering from domestic violence. They served 242 women.
- YWCA assisted women, who had experienced substance abuse issues, transition from homelessness to permanent housing. They served 31 women.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that

address housing, health, social services, employment, education, or youth needs

The City of La Crosse also funded the Kane Street Community Garden that provided nutritional food, at no cost to persons, lessening the burden of food costs. They also supported WAFER which provided meal assistance to low-income seniors and people with disabilities. The City supported CouleeCap, Catholic Charities, YWCA, Independent Living Resources, New Horizons Domestic Violence Shelter who offered case management services to prevent individuals from becoming homeless. The City also funded the Salvation Army's Emergency Shelter Program. In addition, the City is an active member of the La Crosse Collaborative to End Homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Couleecap, YWCA, and the Salvation Army provides skills and training necessary to help persons transition from transitional living to permanent stable housing. In addition, New Horizons supports victims of domestic violence in transitional housing in making the transition to independent living.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of La Crosse adopted by reference the La Crosse Housing Authority Five Year Consolidated Plan and began new dialogue with the Public Housing Authority regarding greater cooperation on projects. The Public Housing Authority now has plans to build new housing for persons with disabilities and the City of La Crosse is working with them to ensure that the necessary permits were obtained and to facilitate neighborhood support.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City of La Crosse Housing Authority annually conducts a review of rents and when they become high enough, the Housing Authority encourages those residents to explore home ownership. Then they are referred to the Rent Smart program if they need help with budgeting. The tenants are also referred to the City of La Crosse's Replacement Housing Program. The City of La Crosse works in collaboration with Couleecap to offer downpayments assistance programs and its own Replacement Housing program makes homeownership possible through a second mortgage. These programs help low income individuals such as public housing residents eligible to purchase a home.

Actions taken to provide assistance to troubled PHAs

The City of La Crosse Public Housing Authority is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of La Crosse is currently in the process of updating its Analysis of Impediments after the Fair Housing Assessment was postponed. These are the items addressed in the previous AI.

The following items were identified in the City of La Crosse's Affirmatively Furthering Fair Housing Action Plan

Streamline the City's Discrimination Complaint Process.

A more user-friendly discrimination complaint process has been created through new legislation for the Human Rights Commission and updates to websites and material. Additionally, the Human Rights Commission continues to actively advocate and promote furthering fair housing. The City of La Crosse also conducted a very successful fair housing training for advocates, social workers, and non-profit speakers. It was very well-received with over 76 people in attendance and professional trainers from the Milwaukee Fair Housing Council and Legal Action Aid. In the feedback from the training 94% of the respondents agreed or strongly agreed that the session on fair housing discrimination was valuable for their work. 96% agreed that the tenant law session was valuable for their work.

Update the City's Fair Housing Ordinance.

To date, the City of La Crosse's Fair Housing Committee has been updated to clarify and better define the protected classes and improve consistency. It also now includes gender identity. All materials are available on the City of La Crosse's website:

Reinstate the Residential Rental Inspection Ordinance

The plan recommended reinstating the residential rental inspection ordinance, however due to lobbying efforts, the state legislature has essentially made it impossible now to inspect rentals.

Additional Policies

The City of La Crosse is also putting inclusionary housing or affordable housing in all of its RFPs for new developments and encouraging developers to think about fair housing and affordable housing. The City of La Crosse has also pro-actively reached out to its surrounding communities to get them thinking about how they might play a role in affordable housing and encourage its development.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

One of the underserved needs in La Crosse is the lack of available and affordable housing- especially rental housing. The City of La Crosse has taken several steps to pro-actively engage Low Income Tax Credit developers using its CDBG and HOME funds. As a result the City of La Crosse now has three major projects underway where previously it had none- when completed these units will create 109 new units of affordable housing.

Additionally, the large numbers of homeless individuals continues to be an underserved needs. The City is working together with a collaborative to better utilize existing resources and remove barriers.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In 2017 Action Plan Year all homes that were rehabilitated were inspected for cracked or peeling paint in houses built prior to 1978. If a hazard existed, it was listed in the work write up and the work was completed to HUD's lead based paint standards. A total of 8 homes, through our housing rehabilitation program, were brought up to standards.

The most common area where the Housing Rehabilitation Program reduces lead based paint hazards is through window replacements. In addition the homeowners are educated about lead poisoning and the importance of proper cleaning.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Coulecap Supportive Housing, the Salvation Army, Independent Living Resources, and the YWCA assisted extremely low income increase skills, find income sources, and transition into affordable housing. Additionally, the City built sustainable economic opportunities for low-income persons through Coulecap's micro-entrepreneurship program. The Kane Street Garden and WAFER provided food assistance which by reducing a family's food costs, they will be able to also exit poverty. Additionally, through assistance through the City, the La Crosse Family Collaborative helped over 100 families take steps to be more sustainable such as obtain housing and get through crises. Another new program funded through CDBG is the UW La Crosse Diversity program which is helping women obtain training to become teachers. Also, the La Crosse Family Collaborative has been very successful assisting families living in poverty by meeting them where they are at and helping them obtain housing, employment, and transportation.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

- Supported developing the HUB, a system of coordinated care entry.
- Supporting Hamilton Elementary School in creating a community-based school that supports children cradle to college.
- Actively involved in the creation of a homeless command center to reach functional zero on

homelessness.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Working closely with Continuum of Care to develop better institutional structures to end homelessness.

Participating in several other collaborations which enhance coordination among agencies such as the Housing Commission, the Homeless Coalition, etc.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Increase knowledge and awareness of fair housing rights and procedures.

A very successful training was conducted for area advocates, public housing authority employees, and non-profit workers. Seventy-six (76) people were successfully trained on fair housing law and how to make a complaint. The City of La Crosse made significant progress in this area. Fair housing rights brochures were published at the Black River Beach Neighborhood Center, City Hall, and the Ho-Chunk Nation. Fair housing brochures were mailed to all renters. The YWCA, Independent Living Resources, and Couleecap were informed on the fair housing process. 185 brochures were distributed to the Consumer Credit Counseling Services. .

Additionally, a new Human Rights Commission was established to replace the former Equal Opportunities Commission. They have conducted several public hearing on issues related to fair housing. They received two housing complaints this year and are working on processing them.

Ensure that the City's programs serve the needs of renters.

The City has recently approved the funding of tenant-based rental assistance vouchers. The CDBG/HOME program has now funded the following projects aimed at serving renters: Roosevelt School, 2219 Lofts, and the Kane Street Garden Apartments.

Streamline the City's Discrimination Complaint Process.

A more user-friendly discrimination complaint process has been created through new legislation for the Human Rights Commission and updates to websites and material.

Update the City's Fair Housing Ordinance

The fair housing ordinance has been updated to clarify and better define the protected classes and improve consistency. It also now includes gender identity.

Use the Consolidated Planning process to catalyze and convene housing service providers within the City. The City r used the Consolidated Planning process to catalyze and convene 42 people, representing 20 different housing services providers. This was the second housing stakeholders meeting and it continues to be successful.

Reinstate the Residential Rental Inspection Ordinance

As recommended by the plan, the residential rental inspection ordinance has been reinstated.

Continue to implement the Rehabilitation Program and the Replacement Housing Program.

Completed.

Prioritize investment in housing in Census Tracts 2 and 9.

This City has an approved NRSA in these areas.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

During CDBG Proposal Review process, all projects were reviewed to ensure they meet a national objective and meet priorities in the Consolidated Plan. The City of La Crosse reviewed all payment requests from subrecipients to ensure that Federal Funds were properly spent.

Annually, the CDBG and HOME programs are monitored by an independent auditor to review our process and finally, the City of La Crosse monitors either subrecipients, or internal CDBG/HOME programs to ensure compliance internally. This year, Planning Staff conducted two on-site monitoring visits and also trained its sub-recipients. The on-site monitoring visits were conducted for the Salvation Army and Couleecap. No findings were issued although both monitorings gave teh City of La Crosse the opportunity to provide technical assistance. In additional, City of La Crosse staff was trained in numerous requirements at a state and national level.

Minority business outreach is being conducted by Couleecap's micro-entrepreneurship grant and by our economic development which has conducted many meetings with minority-owned businesses and made them aware of our resources. We are also engaged with Wisconsin WWBIC which also specifically supports women and minority owned business.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

On May 27, 2018 a notice was published in the newspaper that the CAPER was available for review at the City Planning Department, the La Crosse Public Library, the Housing Authority, and online and that it would be submitted on June 30. A public hearing on the CAPER was also noticed. The City gave 30 days available for review and comment on the report. The minimum comment period required by our Citizens Participation plan is 15 days notice.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

This year, the City of La Crosse came under scrutiny for not meeting its timeliness requirements due to its revolving loan balances. One of the issues was committing funding to large low-income housing tax credit projects. The City plans to slightly alter the way it does its action plans to be able to accomodate this. A few projects did not meet goals and objectives- including the 5th and Mississippi project with Habitat for Humanity, Housing Rehabilitation, Couleecap, and the Salvation Army. We are working to ensure these programs are done in a timely manner.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

No on-site inspections were required this year. 2219 Lofts will be required an on-site inspection in 2019.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City of La Crosse affirmatively markets its housing programs by promoting them to several non-profit agencies that work with minorities. The City sold several of its homes to minorities, single mothers, and the elderly. 2219 Lofts also works with the homeless coalition to fill vacancies and the City organized a Landlord Breakfast to assist landlords to house the homeless.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

A total of \$499,635.70 was receipted to HOME PI this year. Program Income was used to build the following homes:

1728 Mississippi, 2922 22nd St, 2502 14th St, 1511 9th St S, 920 Liberty, 1632 Market St, Habitat for Humanity's home at 928 5th St, 1623 Liberty. All of the homes are under construction except 1728 Mississippi and 2502 14th St. One tenant is very low-income and the other is low-income, both were single households.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City of La Crosse is actively working to develop affordable housing in La Crosse through its CDBG programs and city-led incentives.

