



2023-2024 Consolidated Annual Performance & Evaluation Report Summary

Overview

This year, the City of La Crosse invested \$1.2 million in affordable housing, neighborhood revitalization, and economic development through Community Development Block Grant (CDBG) and HOME-funded programs. On average, over \$350,000 per year is invested back into City housing to maintain the appearance and quality of the City neighborhoods. The City earned \$545 thousand in program income through property sales and loan repayments. These funds leveraged an additional \$24 million in funding from private, local, Federal funds.

Neighborhood Revitalization

- ◆ Affordable Single Family Homes – in Partnership with Western Technical College and Central High School, 24 students worked on four different homes. There have been some challenges with supply and delivery since the pandemic, and that has effected this program. While there were no property sales in 2023, significant progress was made on 5 different properties.
- ◆ Housing Repairs – in addition, completing 15 housing repairs in 2023. Common improvements included electrical and plumbing upgrades, addressing lead-based paint, window and exterior door replacements, roofing and siding.



La Crosse Central High School ACE Academy students in front of the completed home at 1709 29th Street

Economic Development

- ◆ The organizations funded with 2023 CDBG faced challenges with job creation and retention. Educational opportunities and 1:1 technical assistance are being provided.



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Affordable Housing

- ◆ Driftless Apartments – in 2023 we broke ground on a key affordable housing project that utilized \$699k in CDBG for soft costs. The 120 new units will be available in spring 2025. In addition to the nearly \$700k in CDBG funding, this project also utilized the Affordable Housing Revolving Loan Fund – a new initiative for the City.
- ◆ Collective on 4th — utilized the Affordable Housing Revolving Loan Fund and will be adding 52 affordable units in the City of La Crosse in 2024.



Alleviate Poverty and Prevent Homelessness

- ◆ Public Services – thanks to the great partnerships in the community, there was great impact on low income individuals by public service subrecipients. \$173,446.90 was spread across five organizations doing work to increase self reliance and alleviate poverty. Cia Siab Inc, a first time awardee for the City, reaches a broader population by offering resources in both Hmong and English.

A mother of three has engaged with LAFC on and off since 2016. This family has risen from being literally homeless to being complete self-sufficient, free of any formal benefit or subsidies. Over the past three years, this family has resided in public housing. Over the past year, mom has worked full-time, saving as much as possible, with a goal of transitioning out of subsidized housing. About six months ago, mom crested a mountain that was both celebratory and challenging in a new way; her income rose to the level of no longer qualifying for subsidized housing, Foodshare, or medical assistance.

After a long search, LAFC was able to assist with some logistics and move-in costs and on April 1st, the family moved into a new home and are completely financially self-sufficient. And proud.