

The Apartments at Cloud Park – Project Description

CommonBond Communities proposes the Apartments at Red Cloud Park, a 45-unit mixed-income housing community located in the Lower Northside and Depot Neighborhood of La Crosse, Wisconsin. CommonBond's proposal includes 45 units of mixed-income housing with rents ranging from 30% County Median Income (CMI) or less, to 80% CMI or less, including nine units of supportive housing which will be available to residents earning 30% CMI. These restricted rents will ensure quality housing is affordable to individuals and families with very-low incomes. The nine units will be targeted to individuals and families that have experienced homelessness and have a special need or disability, with veteran preference. Throughout the development, the low rents will support individuals and families to escape poverty, and allow residents to have funds for other daily needs like nutrition, health, and education. CommonBond or a partner service provider will provide supportive services to these residents free of charge to support residents' efforts to achieve their goals while connecting them to the community through tailored on site programs and services provided by CommonBond staff and partnerships with other organizations.

The Apartments at Red Cloud Park is one component of a larger planned site redevelopment which, in addition to CommonBond's affordable housing development, includes The STAR Center (a combined community center providing inclusive education, community services resources, therapeutic and adaptive recreations opportunities), a market rate senior housing development, and medical/commercial/office building component.

The site is the location of the former Trane Plant Six manufacturing building which was demolished in preparation for a catalytic redevelopment project that will stimulate community and economic development by investing significantly in the property, and providing a range of services and amenities to the local community. The site is located on a 10 acre site located at 1319 Saint Andrew Street in La Crosse, Wisconsin.

A primary opportunity for this housing community is to support clients of the STAR Center who will benefit from accessible housing and an affordable home located within walking distance of the therapeutic health center. In order to identify potential residents of the housing community, CommonBond will also collaborate with a number of funding partners that work with us to meet community needs. CommonBond has initiated relationships with Couleecap, the La Crosse Collaborative to End Homelessness, and the La Crosse Housing Authority to ensure leasing and resident. Additionally, the City of La Crosse has committed to being a funding partner by providing \$471,790 in Community Development Block Grant funds to the housing community. The significant investment from the City of La Crosse demonstrates its commitment to the success of the development, and the funds will help leverage additional funding necessary to finance and construct the development.