



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

In year four of the City's 2015-2019 Consolidated Plans, the City of La Crosse will continue to prioritize and fund:

1. Neighborhood revitalization through acquisition and demolition of blighted structures, improving housing structures, in-fill ownership housing, and code enforcement.
2. Creation of Affordable housing through the development of mixed income, mixed use rental housing focused on meeting the needs of low-income families, ending homelessness, and housing for persons with disabilities.
3. Public investment in priority areas which are Powell-Poage Hamilton, Washburn, and Lower Northside Depot Neighborhoods.

The City of La Crosse will expend 55% of its CDBG resources in its North and Southside NRSAs to accomplish these priorities. (See more detailed explanation under AP-20).

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Please see a summary of the objectives and outcomes listed below.

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	3140	1860	0	Permanently Funded by the City. Will continue to track.
2. Repair aging housing infrastructure	75 units of homeowner housing rehabilitated	36	39	15	
	25 rental units rehabilitated	16	9	0	Several projects in progress.
3. Demolish dilapidated housing structures and replace with new, affordable housing	30 units of homeowner housing added	17	13	3	
	30 buildings demolished	23	7	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	58	142	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	54	46		Pearl St Brewery, That Foreign Place, and Service Master Project funded.
8. Support neighborhood-based businesses	2 businesses assisted	27	Exceeded Goal (2)		
Anti-Poverty Services					
9. Prevent and end homelessness in La Crosse	3000 homeless persons receive overnight shelter	3885	Exceeded Goal	1339	
	100 homeless persons housed in permanent housing.	9	11	86	
	75 households assisted in obtaining or keeping housing	420	Exceeded Goal	470	
10. Alleviate poverty and increase self-reliance	25,000 LMI persons assisted	13314	8447	3239	

Goals 2018

2018 ACTION PLAN GOALS AND ALLOCATIONS			CDBG 2018	HOME	CDBG 2017 Action Plan
1. Demolish dilapidated housing structures and replace with new, affordable housing					
Organization Name	Proposal Title	Official Amount			
City of La Crosse	City of La Crosse Replacement Housing	\$350,000	\$ 144,739	\$ 205,261	
Habitat for Humanity La Crosse Area	Habitat for Humanity (rehab + new construction)	\$120,000	\$ 120,000	\$ -	
	Total	\$470,000	\$ 264,739	\$ 205,261	
2. Repair aging housing infrastructure					
City of La Crosse	Housing Rehabilitation	\$250,000			
3. Improve livability, attractiveness, and safety through public infrastructure in target neighborhoods (Lower Northside, PPH, Washburn).					
Funded in previous years (2015,2016,2017)					
4. Increase mixed-income or mixed-use, affordable rental housing for low-income families, minorities, and persons with disabilities.***					
Garden Terrace Apartments	Garden Terrace Apartments (2017 Action Plan)	\$150,000			\$ 150,000
Commonbond	Red Cloud Apartments (2017 Action Plan)	\$206,468	\$ 6,468		\$ 200,000
5. Increase economic opportunities for low- and moderate-income persons.					
Couleecap	Focused Microenterprise Development	\$25,000	\$ 25,000		
Wisconsin Womens Business Initiative Corp	Entrepreneurial Technical Assistance	\$30,000	\$ 30,000		
	Total	\$55,000	\$ 55,000		
6. Support neighborhood-based businesses					
City of La Crosse	Small Business Development Loan	\$400,000			
7. Prevent and end homelessness in La Crosse.					
Couleecap	Tenant Based Rental Assistance Program	\$25,000	\$ 25,000		
Catholic Charities of the Diocese of La Crosse, Inc.	Collaborative Support for Families	\$25,000	\$25,000		
Catholic Charities of the Diocese of La Crosse, Inc.	La Crosse Warming Center	\$12,000	\$12,000		
Couleecap, Inc.	Couleecap's Supportive Housing Program	\$18,000	\$18,000		
Independent Living Resources, Inc.	Housing Resources for Persons with Disabilities	\$14,000	\$14,000		
New Horizons Shelter and Outreach Centers	New Horizons Shelter Project	\$11,000	\$11,000		
The Salvation Army of La Crosse	Emergency Shelter	\$18,000	\$18,000		
YWCA La Crosse	Ruth House	\$11,000	\$11,000		
	Total	\$134,000	\$134,000		
8. Alleviate poverty and increase self-reliance					
Boys & Girls Clubs of Greater La Crosse	After School Youth At Risk Programming	\$18,000	\$18,000		
Family & Children's Center, Inc.	Family Advocacy Program	\$10,000	\$10,000		
Consumer Credit Counseling Service	Budget/Credit Counseling and Rent Smart	\$10,000	\$10,000		
La Crosse County Human Services Department	La Crosse Area Family Collaborative	\$18,000	\$18,000		
The Hunger Task Force of La Crosse, Inc.	The Kane Street Community Garden	\$10,000	\$10,000		
University of Wisconsin-La Crosse	Grow Our Own Teacher Diversity Program	\$12,000	\$12,000		
WAFER, Inc	Senior Share Food Package Delivery Program	\$10,000	\$10,000		
	Total	\$88,000	\$88,000		
Administration and Planning					
City of La Crosse	CDBG Administration	\$185,000.00			
City of La Crosse	HOME Administration	\$22,806.00			
Planning	Comprehensive Plan Data Collection	\$50,000			
	Total	\$257,806.00			
2018 Entitlement (CDBG and HOME)			\$1,011,274	\$376,207	(Non-Public Service Total)
*All amounts subject to final 2018 Congressional Allocation for HUD					

Goals and Allocation Amounts

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Will add later.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of La Crosse noticed in the newspaper on Sunday, March 25 and Sunday, April 1st, that after receiving its annual Entitlement allocation, the City would be submitting in 2018 Action Plan. The notice informed citizens that the plan was available for public review and comment on the City's website and at the City Planning Department. The notice also informed the public that there would be a public hearing on the plan on April 5, 2018. Prior to these notices for the request for proposals for the 2018 Annual Action Plan was also noticed in the newspaper on December 31, 2018.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

One comment was received and that was that the City should consider building multi-family projects. The City has funded these types of projects in its 2018 annual action plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were received.

7. Summary

The City of La Crosse continues to maintain focus on achieving the goals outlined in its Consolidated Plan. See charts above.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency

Table 1 – Responsible Agencies

Narrative (optional)

The City of La Crosse was the lead agency that prepared this Action Plan.

Consolidated Plan Public Contact Information

For questions or comments about the Annual Action Plan, please contact Caroline Gregerson, Community Development Administrator, gregersonc@cityoflacrosse.org or 608-789-7393.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of La Crosse invited comments on the Annual Action Plan and grant making process. We noticed a public hearing to the newspapers and sent the notice of public hearing to relevant stakeholders. On March 25th and April 1st, the City also noticed in the newspaper the availability of the City's annual action plan and several public hearings. A fifteen day notice was given for the public hearings. The public was given more than 30 days to comment on the Action Plan.

Some of the comments were: A representative from the La Crosse Area Family Collaborative thanked the committee for its funding and continued support. A representative from Habitat for Humanity thanked the committee for its support of work being done in both Washburn and Powell-Poage-Hamilton neighborhoods. They have seen a rise in appraised values of homes. A representative from the La Crosse Collaborative to End Homelessness thanked the committee for funding vouchers to support folks experiencing chronic homelessness.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of La Crosse invited several social services agencies to provide input on its Consolidated Plan through public meetings targeted towards these agencies and through attending Homeless Coalition Meetings.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of La Crosse has funded several agencies responsible for its Continuum of Care and is currently working with them on a Homeless Veterans Initiative.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

N/A, the City does not receive ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	COULEECAP INC
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed ideas for ending Veteran's Homelessness and Homelessness in general. It is anticipated that the City will collaborate with this organization on a future affordable housing project.
2	Agency/Group/Organization	YWCA OF COULEE REGION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed ideas for ending Veteran's Homelessness and Homelessness in general. It is anticipated that the City will collaborate with this organization on a future affordable housing project.
3	Agency/Group/Organization	University of Wisconsin- La Crosse
	Agency/Group/Organization Type	Educational Schlarships Major Employer
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the University of Wisconsin-La Crosse School of Education thanked the committee for their support through CDBG Programs. This Comment was made at a public hearing.

4	Agency/Group/Organization	La Crosse Public Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Discussed ideas for ending Veteran's Homelessness and Homelessness in general, as well as how the City can continue to support its Public Housing Authority. It is anticipated that the City will collaborate with this organization on a future affordable housing project.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Couleecap	Our goals coincide with addressing homelessness and creating more affordable housing.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Most of the Comments received encourage the City of La Crosse to implement its 5-year plan as originally designed. Also there was encouragement to look at permanent supportive housing for homeless individuals.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of La Crosse used an intensive Citizen Participation process to identify its goals for its Consolidated Plan. This year, the City had a public hearing and as a result, funded a lighting project. Otherwise, the City used its citizen participation from the Consolidated Plan to identify its needs and goals this year.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>Caroline Gregerson provided a brief recap of the CDBG application process and the current five year plan. Members of the public spoke on CDBG program performance and provided feedback to the committee. A representative from the University of Wisconsin-La Crosse Annual Action Plan School of Education thanked the committee for their</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	The City of La Crosse held a public hearing on its Annual Action Plan at the City of La Crosse City Council Meeting. This was videotaped and included as part of the public record. There was a newspaper ad published on March 18 and March 25, informing audiences of the public hearing held on April 5, 2018	Need to add later.	Need to add later.	http://cityoflacrosse.legistar.com/View.ashx?M=M&ID=361364&GUID=17EB0FDB-A31F-4004-8024-3185B9D1ECC6

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of La Crosse will have decreased funding from previous years and had to cut the anticipated output for its programs. Of its total resources, the City of La Crosse intends to spend 65% of its resources in its Neighborhood Revitalization Strategy Areas.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	783,207	650,000	350,000	1,783,207	780,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	228,067	0	0	228,067	200,000	Need to add PI at a later point

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of La Crosse anticipated leveraging CDBG funds with approximately \$16 million and HOME funds with \$433,000. The City will continue its history of matching nearly \$3 for every \$1 of CDBG investment. One advantage for the City of La Crosse looking at the next five years is the energy and commitment to neighborhood revitalization from all public agencies (county, city, council and boards), the private sector, and non-profit organizations. The City has committed \$2 million in TIF funds towards neighborhoods, \$1.2 million has been raised for La Crosse Promise to invest in our targeted neighborhoods, and \$1.2 million has been committed in County Grant Fundign towards the revitalization of neighborhodos. HOME Match requirements will be satisfied through donated time and labor from our technical college partner who builds homes.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City currently owns a few parcels throughout the City and intends to use those to incentivize developers to address housing needs.

Discussion

HUD cuts will continue to impact this program.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Repair aging housing infrastructure	2015	2020	Affordable Housing	Powell-Poage-Hamilton/Washburn Lower Northside Depot City-Wide Area	Neighborhood Revitalization Affordable Rental Housing (In-fill or rehab)	CDBG: \$250,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Replace dilapidated housing structures	2015	2020	Affordable Housing	Powell-Poage-Hamilton/Washburn Lower Northside Depot City-Wide Area	Neighborhood Revitalization	CDBG: \$264,739 HOME: \$205,261	Homeowner Housing Added: 5 Household Housing Unit Buildings Demolished: 5 Buildings
3	Increase affordable housing	2015	2020	Affordable Housing Homeless	Lower Northside Depot	Affordable Rental Housing (In-fill or rehab)	CDBG: \$6,468 HOME: \$0	Rental units constructed: 62 Household Housing Unit Housing for Homeless added: 13 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Prevent and end homelessness	2015	2020	Homeless	City-Wide Area	Poverty Alleviation	CDBG: \$134,000 HOME: \$0	Tenant-based rental assistance / Rapid Rehousing: 92 Households Assisted Homeless Person Overnight Shelter: 1339 Persons Assisted Homelessness Prevention: 20 Persons Assisted Housing for Homeless added: 13 Household Housing Unit
5	Alleviate poverty and increase self-reliance.	2015	2020	Non-Housing Community Development	City-Wide Area	Poverty Alleviation	CDBG: \$88,000	Public service activities for Low/Moderate Income Housing Benefit: 3239 Households Assisted
6	Increase economic opportunities	2015	2020	Non-Housing Community Development	Powell-Poage-Hamilton/Washburn City-Wide Area	Economic Development	CDBG: \$55,000	Public service activities other than Low/Moderate Income Housing Benefit: 65 Persons Assisted Jobs created/retained: 7 Jobs Businesses assisted: 12 Businesses Assisted
8	Administer CDBG/HOME Program	2015	2020	Administration	City-Wide Area	Neighborhood Revitalization	CDBG: \$185,000 HOME: \$22,806	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Improve Neighborhood Livability	2015	2020	Non-Housing Community Development			CDBG: \$50,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Repair aging housing infrastructure
	Goal Description	The City of La Crosse's Housing Rehabilitation Program anticipates rehabilitating 15 single family homes. Of these, it is anticipated that 70% of the Housing Rehabilitation Projects will occur in the City's North and South NRSA.
2	Goal Name	Replace dilapidated housing structures
	Goal Description	The City of La Crosse and Habitat for Humanity collectively plan to demolish and replace 5 dilapidated housing structures and replace them with 5 new single family homes for both LMI families in its target neighborhoods. Its market rate single family homes will be possible under an approved Neighborhood Revitalization Strategy Area and in partnership with other organizations such as La Crosse Promise and area builders. Of these homes, the City and its partners will build 5 affordable homes in its North and South NRSAs.
3	Goal Name	Increase affordable housing
	Goal Description	The purpose of this goal is to increase the supply of available affordable housing in La Crosse. The City of La Crosse has committed to funding Commonbond's Red Cloud Terrace Apartments with expected completed date in 2020. This will create a total of 62 units (of those 4 will be market rate and 13 set-aside for households on the CoCs prioritization list).

4	Goal Name	Prevent and end homelessness
	Goal Description	Preventing and ending homelessness is a priority of the City of La Crosse. To that end, resources will support Catholic Charities, New Horizons Domestic Violence Shelter, and the Salvation Army to operating emergency shelters. Couleecap's Supportive Housing Program and the YWCA Ruth House provides transitional and permanent housing to homeless individuals. Independent Living Resources will provide resources to individuals and families aimed at preventing homelessness. Finally, the La Crosse Collaborative to End Homelessness (the City's Continuum of Care) will be assisted with tenant-based rental assistance to provide permanent housing for homeless families. The City of La Cross will fund vouchers and CDBG will provide the housing and case management for the vouchers.
5	Goal Name	Alleviate poverty and increase self-reliance.
	Goal Description	The City of La Crosse will fund priority anti-poverty activities that alleviate poverty and increase self-reliance, including youth services, food programs, housing services. The City is also supporting the La Crosse County Human Services Program that place neighborhood-based social service workers in target area. 73% of the individuals served through the public services are living in the City's North and South NRSAs and the service providers are located there. This includes La Crosse County Family Collaborative, the Boys and Girls Clubs (South NRSA), the Kane Street Garden (North NRSA).
6	Goal Name	Increase economic opportunities
	Goal Description	The City of La Crosse through its Small Business Development Loan Program and Couleecap, through its La Crosse Microenterprise Program and Wisconsin Womens Business initiative, plan to assist 65 LMI persons in starting micro-enterprises and assist 2 businesses in creating jobs. These jobs will be primarily located in the South and North NRSAs. The City of La Crosse will also target its Small Business Development Loan Program to its NRSA areas.
8	Goal Name	Administer CDBG/HOME Program
	Goal Description	The funding will administer the CDBG program.
9	Goal Name	Improve Neighborhood Livability
	Goal Description	This is a project under the Planning Cap which will collect extensive data aimed at updating the City's comprehensive plan and improving neighborhood livability.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below are aimed at achieving the City's Consolidated Plan goals

1. Demolish dilapidated housing structures and replace with new, affordable housing.
2. Repair aging housing infrastructure.
3. Improve livability, attractiveness, and safety through public infrastructure in target neighborhoods (Lower Northside, PPH, Washburn).
4. Increase mixed-income or mixed-use, affordable rental housing for low-income families, minorities, and persons with disabilities.
5. Increase economic opportunities for low- and moderate-income persons.
6. Support neighborhood-based businesses.
7. Prevent and end homelessness in La Crosse.
8. Alleviate poverty and increase self-reliance.

Projects

#	Project Name
1	Architectural and Engineering Analyses
2	Affordable Rental Housing and Permanent Supportive Housing
3	Replacement Housing (City, CHDO, Habitat)
4	Public Services (Non-Homeless Public Services)
5	Emergency Shelter/Housing for the Homeless
6	Housing Rehabilitation for Homeowners
7	Micro-Enterprise Development
8	Small Business Revolving Loan
10	CDBG/HOME Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of La Crosse established allocation priorities intended to meet its goals for 2016 listed above and in other sections.

AP-38 Project Summary
Project Summary Information

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1	Project Name	Architectural and Engineering Analyses
	Target Area	City-Wide Area
	Goals Supported	Increase economic opportunities
	Needs Addressed	Economic Development
	Funding	CDBG: \$25,000
	Description	\$25,000 to support A&E Analyses for historical or commercial buildings. The purpose is to provide a grant for businesses in La Crosse to determine the size, scope, and estimated cost for rehabilitating a historic building.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	grants to support small businesses in conducting architectural and engineering analyses
2	Project Name	Affordable Rental Housing and Permanent Supportive Housing
	Target Area	Lower Northside Depot City-Wide Area
	Goals Supported	Increase affordable housing
	Needs Addressed	Affordable Rental Housing (In-fill or rehab)
	Funding	CDBG: \$455,566 HOME: \$17,000
	Description	The City of La Crosse will release an RFP in the amount of \$340565.60 to support an affordable rental housing projects, with some or all units reserved as permanent supportive housing for the homeless. In addition, the City will be supporting Impact 7 with an additional \$100,000 (total CDBG on the project is \$550,000) to build supportive housing. There will be 50 units on that project. The amount of units on the RFP yet to be released will be at least 25 units. Finally, the City of La Crosse will also assist the La Crosse Homeless Collaborative with HOME funds to operate a tenant-based rental program. The purpose of this project will be to place chronically homeless individuals into permanent housing, funds will also be made available to provide case management services.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Replacement Housing (City, CHDO, Habitat)
	Target Area	Powell-Poage-Hamilton/Washburn Lower Northside Depot
	Goals Supported	Replace dilapidated housing structures Increase affordable housing
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$129,000 HOME: \$438,261
	Description	The City of La Crosse will partner with Western Technical College and Central High School to construct three homes. The La Crosse CHDO will construct 1 home and Habitat will construct another home that will be available to low-and-moderate income families and possibly one market rate unit.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Demolish and replace dilapidated housing with single family housing units.
4	Project Name	Public Services (Non-Homeless Public Services)
	Target Area	Powell-Poage-Hamilton/Washburn Lower Northside Depot City-Wide Area
	Goals Supported	Alleviate poverty and increase self-reliance.
	Needs Addressed	Poverty Alleviation
	Funding	CDBG: \$88,000

	Description	The City of La Crosse will fund the following organizations: Boys and Girls Club to support after-school youth services (\$18,000), Family and Children's Center (child abuse treatment and prevention) (\$10,000), La Crosse Family Collaborative (neighborhood-based social workers) (\$18,000), The Hunger Task Force (\$10,000) and WAFER for food and food pantry services (\$10,000), the University of Wisconsin Grown Our Own Teacher Diversity Program (\$12,000), Consumer Credit Counseling Services (\$10,000).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	Emergency Shelter/Housing for the Homeless
	Target Area	City-Wide Area
	Goals Supported	Prevent and end homelessness
	Needs Addressed	Affordable Rental Housing (In-fill or rehab) Poverty Alleviation
	Funding	CDBG: \$84,000
	Description	The City of La Crosse will support its Consortium of Care in providing emergency shelter and transitional housing to the homeless. The resources are allocated as follows: Couleecap (\$18,000), Salvation Army (\$18,000), YWCA (\$11,000), New Horizons (\$11,000), and Independent Living Resources (\$14,000), Catholic Charities Warming Shelter (\$10,000).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide emergency shelter to the homeless.
6	Project Name	Housing Rehabilitation for Homeowners

	Target Area	Lower Northside Depot City-Wide Area
	Goals Supported	Repair aging housing infrastructure
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$260,000
	Description	The City of La Crosse will continue to operate its Housing Rehabilitation Program which benefits low-income homeowners. In addition, the City will partner with Habitat for Humanity on the Renew Initiative.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The ReNEW program is a five-week neighborhood blitz that focuses funding and volunteer labor on an identified neighborhood in La Crosse, Wisconsin. ReNEW 2018 will run from Saturday, May 20, 2018, through Saturday, June 24, 2018. 2018 is the first year that ReNEW will focus on the Lower Northside Depot Neighborhood. The Housing Rehabilitation Program will be at scattered sites throughout the City of La Crosse.
7	Project Name	Micro-Enterprise Development
	Target Area	City-Wide Area
	Goals Supported	Increase economic opportunities
	Needs Addressed	Economic Development
	Funding	CDBG: \$25,000
	Description	Couleecap will operate a microenterprise development program that assists residents of the City of La Crosse or those opening a business in the City of La Crosse. This project will focus on taking the successful entrepreneur development work and expanding it into underserved populations as well as populations that may need more direct assistance. Specifically this means the project will focus on creating opportunities for women entrepreneurs, forging programming connections with the Hmong Mutual Aid Association, assisting Hispanic and African-American entrepreneurs, and targeting veterans for assistance.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Small Business Revolving Loan
	Target Area	City-Wide Area
	Goals Supported	Increase economic opportunities
	Needs Addressed	Economic Development
	Funding	CDBG: \$400,000
	Description	A revolving loan that will lend money to businesses to expand an existing business or start up a new business.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	CDBG/HOME Administration
	Target Area	City-Wide Area
	Goals Supported	Administer CDBG/HOME Program
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$201,641 HOME: \$22,806
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
--	---------------------------	--

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of La Crosse will concentrate its effort in Census Tract 4, 9, and 2. These areas are known locally as Washburn, Powell Poage Hamilton, and Lower Northside Neighborhoods. They compose of the City's North and South NRSA. These areas are of the greatest priority for the City. However, these are also its lowest-income neighborhoods. Therefore, not all affordable housing will be concentrated in areas of low-income residents and much of the City's funding is directed City-wide.

Geographic Distribution

Target Area	Percentage of Funds
Powell-Poage-Hamilton/Washburn	30
Lower Northside Depot	30
City-Wide Area	40

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Research demonstrates that concentrating resources in smaller areas creates the largest impact on home values and neighborhoods.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The creation of affordable housing that addresses the needs of the homeless and those precariously housed is a top priority for the City of La Crosse. These goals below are also listed as Goals in another section of the Annual Action Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	23
Non-Homeless	75
Special-Needs	0
Total	98

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	8
The Production of New Units	75
Rehab of Existing Units	30
Acquisition of Existing Units	5
Total	118

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of La Crosse will support homeless households through 8 tenant-based rental assistance vouchers and 15 units set-aside in a Low-Income Housing Tax Credit for homeless households. In addition the City of La Crosse will support 75 non-homeless but low-income households through the products of new units. 30 units will be rehabbed and the City, LCHDO, and Habitat will acquire existing units (demolish them and build new units in their place) for 5 households.

AP-60 Public Housing – 91.220(h)

Introduction

The City of La Crosse continues to improve its level of collaboration with the public housing authority but does not directly fund their projects.

Actions planned during the next year to address the needs to public housing

The City of La Crosse will continue to collaborate and partner with the Public Housing Authority but not directly funds initiatives. The City hopes to partner on an affordable rental project with the Public Housing Authority, as to be able to pair Section 8 vouchers with new affordable rental housing.

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

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

Not applicable.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of La Crosse continues to support efforts to end homelessness. The La Crosse Collaborative to End Homelessness achieved functional zero on Veteran's homelessness, while reducing Chronic Homelessness and Families who are homeless. This year for the first time, the City will support tenant-based rental assistance in order to place homeless families in apartments with case managers.

- Independent Living Resources (ILR) will operate the Housing Resource Center. ILR will provide assistance to homeless persons or persons at risk of being homeless, through providing housing counseling and assisting them in finding permanent housing solutions.
- The Salvation Army Emergency shelter will provide emergency services to the homeless, as well as emergency rental assistance, and case management.
- Additionally, studies show there is a strong correlation between homelessness and domestic violence victims. This year, the City of La Crosse's will help New Horizons shelter provided emergency shelter to homeless women.
- The YWCA Ruth House will help women transition into a drug-free independent lifestyle by providing them transitional housing services.
- Couleecap will operate the Transitional Housing Services Program which will provide case management for homeless persons. Services included transportation, security deposits, life skills training, employment training and housing counseling.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City of La Crosse will support activities which reach out to 1339 persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of La Crosse will support non-profit organizations in providing shelter to 1339 homeless persons.

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

The City plans to support Tenant Based Rental Assistance Vouchers to house 7 homeless families. In addition, we are supporting a project to build 13 units of housing for the homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

See introduction.

Discussion

See introduction.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of La Crosse will continue its strong efforts to support affordable housing opportunities in the City of La Crosse through strengthening its new Human Rights Commission, meeting with landlords, and marketing fair housing policies, as well as supporting city investment in affordable housing. The City of La Crosse plans to update its 2011 Analysis of Impediments starting in 2018.

Actions it planned 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

The City of La Crosse identified the following impediments to fair housing and affordable housing in the City of La Crosse in its Analysis of Impediments. It plans to begin to review and update its 2011 Analysis to Impediments in 2018. Below are the impediments and the City's planned actions.

1. Increase knowledge and awareness of fair housing rights and procedures. The City will be publishing fair housing material in its water bills so that by the end of the year, information on fair housing will be delivered to 10,000 households. The City has distributed over 3000 copies to non-profit organizations and social services agencies that serve low-income individuals and will continue to do so in the upcoming year.

- Strengthening of Human Rights Commission which will be an advocacy organization to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. The City will continue to support the Human Rights Commission in organizing community dialogues that address topics including barriers to affordable housing. This included a community dialogue in coordination with AMOS on Immigration, the Disability Action Network, and the Latino Community. The Commission is working on strategies to improve its processing of fair housing complaints. In addition the Human Rights Commission will continue to launch public advocacy initiatives to bring awareness to this issue. In addition, the City of La Crosse will also host a human rights training.

2. Ensure the City's programs serve the needs of renters. The City is funding for the first time several programs that serve the needs of renters this year, such as tenant-based rental assistance and catalyzing Low-Income Housing Tax Credit projects.

3. Update the City's Fair Housing Ordinance. The City has updated its housing ordinance to address all issues and clarify all ambiguities.

4. Prioritize investment in housing in Census Tracts 2 and This year, CDBG funds are targeted towards these areas and have been adopted as a Neighborhood Revitalization Strategy Area.

5. Use the Consolidated Plan to catalyze and convene housing providers in the City. The City recently

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.

6. Reinstatement of the Residential Rental Inspection Ordinance. As recommended by the plan, the residential rental inspection ordinance has been reinstated.

Discussion:

The Human Rights Commission is very active in promoting fair housing in the City of La Crosse.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of La Crosse continues to find innovative solutions to meeting the local needs of its community.

Actions planned to address obstacles to meeting underserved needs

Cuts to HUD funding has meant that it's more difficult to address underserved needs. The City is addressing this issue by prioritizing its funds towards only projects that meet a high priority in its Consolidated Plan. It also evaluates applicants for funding based on whether applicants are using CDBG funds to leverage additional funds. Finally, the City this year is starting a revolving loan fund dedicated to meeting one of the highest underserved needs- affordable housing for renters.

Actions planned to foster and maintain affordable housing

The City is bolstering its efforts to promote affordable housing, as well as dedicating \$450,000 towards projects that foster and maintain affordable rental housing and \$600,000 towards projects the create affordable homeowner housing. These funds are being leveraged by other resources such as Low Income Housing Tax Credit Funding and funding from foundations.

Actions planned to reduce lead-based paint hazards

See Section, SP-65 Lead-based Paint Hazards - 91.215(i) in the City's Consolidated Plan. The City of La Crosse is also partnering with the La Crosse County Public Health Department to organize a lead-based paint awareness events. In addition, the City of La Crosse continues to prioritize and work with La Crosse County to address lead-based paint issues.

Actions planned to reduce the number of poverty-level families

The City of La Crosse and its partners support a diverse range of programs and services funded through multiple sources to help low income families. The City of La Crosse's anti-poverty strategy will do the following:

1. Assist families and individuals access resources that may help them move into self-sufficiency (stable and affordable housing, neighborhood-based sources, after-school programs, job training);
2. Prevent poverty through assistance to City of La Crosse's youth, building communities, and supporting affordable housing initiatives;
3. Alleviate poverty by improving family and individual economic opportunities that lead to a sustainable living wage.

Actions planned to develop institutional structure

The City of La Crosse will provide support to the La Crosse Coalition to End Homelessness and its Continuum of Care through facilitating strategic planning to create goals and achieve them to end homelessness, provide training to its sub-recipients as to how to manage HUD funding, and will provide institutional support to several organizations aimed at improving the City's neighborhoods, including neighborhood associations and the Joint Development Corporation.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of La Crosse sits on the Homeless Coalition, the Affordable Housing Coalition- both organizations which aim to enhance coordination among agencies. Additionally, the City of La Crosse is actively supporting a new collaborative, Rebuilding for Learning, which increases coordination among La Crosse School Districts, the County, and the City.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	75.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

None that have not already been described previously.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The La Crosse HOME Program/CHDO Loan Payment Repayment Agreement signed at closing will indicate which provision will apply to each property. The Agreement enforces the resale or recapture obligation through a lien, deed restriction, or covenant running with the land. The City's homes will use the recapture provision in the case that there is a second mortgage on the property. The CHDO homes will always use the recapture provision. The resale provision will be used by the City of La Crosse in the case that there was no direct subsidy to the homebuyer. If the City works with any other subrecipient for its HOME funds, such as Habitat for Humanity, the resale provision will apply.

The Declaration of Restrictive Covenants (Deed Restrictions) requires that units utilizing HOME funds meet the affordability requirements of the HOME program at 24 CFR 92.254 for homeowner housing. To ensure affordability, recapture or resale restrictions will be triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability. A copy of the recorded deed restrictions will be on file with the City.

1. In the event that the property is sold during the affordability period, the following recapture conditions will be met:
 - a. Under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit.
 - b. The CHDO and/or PJ will recapture the full amount of the HOME direct subsidy out of the net proceeds of the sale of the property. The net proceeds mean the sale price minus non-HOME loan repayment and closing costs.
 - c. If there are no net proceeds or insufficient proceeds to recapture the full amount of HOME investment due, the amount subject to recapture must be limited to what is available from net proceeds.
 - d. If the net proceeds are not sufficient to recapture the full amount of HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvements made to the property during the period of occupancy, the homeowner's investment

will be repaid in full before any HOME funds are recaptured.

e. If no direct subsidy is provided to the homebuyer to allow for the purchase of the unit, then the resale provisions must be imposed.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

2. A resale provision will be used for projects that involve HOME assistance paid to the CHDO/PJ, but with no additional assistance to the buyer, meaning no direct subsidy was provided to the homebuyer that enabled the homebuyer to purchase the unit. This is because there are no funds that are subject to recapture.

a. The affordability period will be based on the total amount of HOME funds used to assist the property and the buyer. The homebuyer must sell to another Low-Income homebuyer who earn less than 80% of the CMI, with the new home being affordable to the new buyer. The new homebuyer may not pay more than 33 percent of gross income for Principal, Interest, Taxes and Insurance (PITI).

b. In the event that the resale provisions will be used, the CHDO/PJ must inform the homebuyer prior to the closing of the sale of the property and incorporate the resale provisions in the written agreements with the homebuyer.

In certain circumstances, the CITY may permit a new homebuyer to assume the City/CHDO loan and affordability restrictions, i.e., the CITY will not require the full repayment of the initial HOME subsidy. The HOME subsidy would be transferred to the new buyer and the remaining affordability period will remain with the property unless additional HOME assistance is provided to the new buyer.

The homebuyer for whom a resale restriction is enforced will be allowed a fair return when selling to another income eligible buyer. The seller (i.e., the original buyer) will be allowed to retain their original investment in the property (i.e., down payment) plus the cost of any improvements made to the property.

During the period of affordability, the last recorded purchase price will generally be the minimum restricted price at the time of resale. Neither the minimum nor the maximum restricted resale price is guaranteed to the owner. If the restricted price exceeds the actual market value, the owner may have to accept the lower price. HOME-assisted units must be maintained in good condition receive the maximum restricted price.

Foreclosure and Resale – Foreclosure also triggers Resale provisions. Under a foreclosure scenario the CHDO/PJ must ensure the house is sold to another low-income buyer, as defined by HUD, at an affordable price. The CITY has a right of first refusal under a foreclosure scenario.

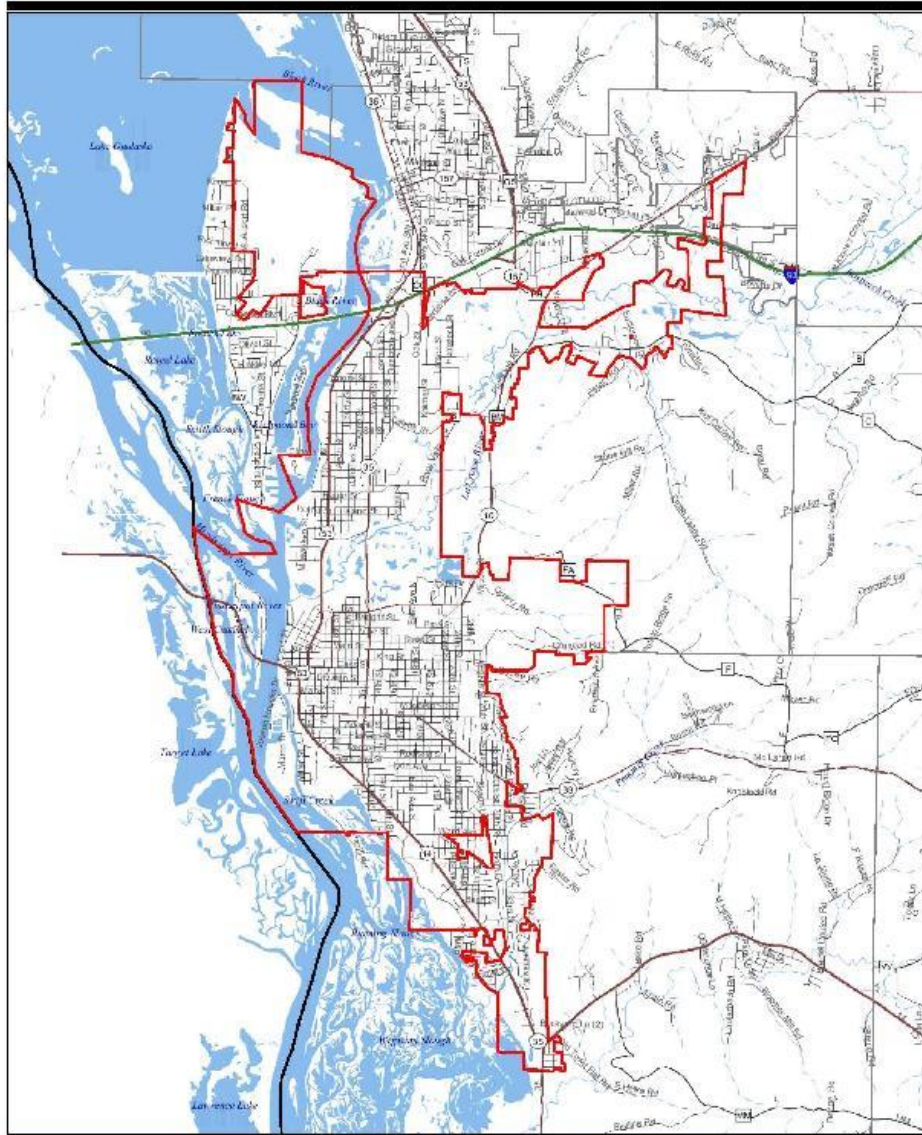
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

N/A

Attachments

Grantee Unique Appendices



City of La Crosse
Analysis of Impediments to Fair Housing

Adopted _____

This document is formatted for double-sided printing

Insert Adoption Resolution here

Mayor

Mathias Harter

Mayor

City Council Members

Andrea Richmond	District 1
Al Wagner	District 2
Chris Olson	District 3
Jai Johnson	District 4
Eric Schmidt	District 5
John J. Satory	District 6
Mike Larsen	District 7
Bob Seaquist	District 8
Richard P. Becker	District 9
Douglas L. Farmer	District 10
Audrey Kader	District 11
Bruce Ranis	District 12
Bernard F. Maney	District 13
Tom Sweeney	District 14
Lorraine Rose Decker	District 15
Marilyn Wigdahl	District 16
Richard Swantz	District 17

City of La Crosse Planning and Community Development Department

Lawrence Kirch, AICP	Director of Planning
Liana Escott	Community Development Administrator
Amy Peterson, AICP	Planning and Economic Development Administrator
Tim Acklynn	Senior Planner
Josh Depies	GIS intern

A special thank you to all of our focus group participants.



MSA Professional Services, Inc. |

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Appendix A: Maps

Appendix B: HMDA 2009 data

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Appendix D: State and Federal Fair Housing Discrimination Complaint Forms

Executive Summary

Purpose

The purpose of the Analysis of Impediments to Fair Housing (AI) is to make sure that the City of La Crosse is working to affirmatively further fair housing. The basic purpose of the Fair Housing Act is to ensure that people are not denied housing opportunities because of their race, color, national origin, religion, sex, disability, or membership to another protected class. Fair housing impediments include those things that *are done because of* race, color, national origin, religion, sex, etc., or *have the effect of* restricting available housing choices for people of a particular race, color, national origin, etc.

Ultimately, the AI identifies fair housing concerns and develops planning strategies that will be included in overall community planning and development. The AI planning process provides an opportunity to look at the “big picture” in regards to housing, discrimination, and community development issues.

Overview of Study

In the fall of 2010 and spring of 2011, the City of La Crosse hired MSA Professional Services to complete an AI for the City. The AI combines data available from a wide variety of sources, including population, demographic, economic and housing data from the American Community Survey, Home Mortgage Disclosure Act data, and GIS analysis provided by the City of La Crosse. This data review and analysis was combined with information gathered during a series of focus groups with housing and social service professionals, as well as the annual public luncheon celebrating Fair Housing month.

Both the primary information that was gathered and the secondary data that was analyzed point to a similar set of at-risk groups and possible impediments.

Impediments to Fair Housing in the City of La Crosse, WI

Administration Impediments

- Lack of education about fair housing issues and resources
- Lack of internal capacity to meet all the diverse housing needs of La Crosse residents
- Lack of a clear housing plan

Regulatory Impediments

- Ambiguous fair housing ordinance
- Moratorium on the residential rental inspection ordinance

Quality Impediments

- Lack of *quality* affordable housing

Spatial Impediments

- Census Tracts 2 and 9 are particularly prone to fair housing violations

Affordability/Financial Impediments

- Lack of loans for home improvements
- Lack of loans to minorities

Discriminatory Impediments

- Lack of accessible housing units available
- NIMBY (Not In My Backyard) attitude towards affordable housing

	Responsible Party	Timeline
Actions to alleviate Administrative Impediments		
Increase knowledge and awareness of fair housing		
Create a concise packet of information on fair housing in the City	Community Development Dept	Immediate
Make this packet available on the web	City IT Department	Immediate
Make this pack available to various housing providers throughout the City	Community Development Dept	Immediate
Produce the packet in Spanish and Hmong, in addition to English	Community Development Dept	Short-Term
Include information on fair housing in the rental registration packet	Community Development Dept	Short-Term
Streamline the City's Discrimination Complaint Process		
Create an intake form for placing a fair housing complaint	Community Development Dept	Immediate
Draft an internal memo for all City Hall employees with instructions on how to deal with a housing complaint	Community Development Dept	Short-Term
Ensure that the City's programs serve the needs of renters		
Pursue opportunities to partner with organizations that offer transitional housing programs	Community Development Dept	Short-Term
Pursue opportunities to partner with organizations that offer emergency services to renters	Community Development Dept	Short-Term
Increase the quality of rental properties or fund another organization that improves rental quality within the City	Community Development Dept	Mid-Term
Use the Consolidated Planning process to catalyze and convene housing providers within the City		
Actions to alleviate Regulatory Impediments		
Update the City's Fair Housing Ordinance		
At minimum, update Fair Housing Ordinance for consistency	City Council	Immediate
Add 'Status as a victim of domestic abuse, sexual abuse, or stalking' as a protected class	City Council	Short-Term
Add 'Perception of disability' as a protected class	City Council	Short-Term
Add 'Status as a member of the United States military' as a protected class	City Council	Short-Term
Reinstate the Residential Rental Inspection Ordinance		
Lift the moratorium on the residential rental inspection program	City Council	Short-Term
Duly enforce the required rental inspection	Building and Inspections Dept	Short-Term
Actions to alleviate Quality Impediments		
Continue to implement the Rehabilitation and Replacement Housing Program	Community Development Dept	Continual
Actions to alleviate Spatial Impediments		
Give priority for the Rehabilitation and Replacement Housing Program to homes located in Census Tracts 2 and 9	Community Development Dept	Mid-Term
Actions to alleviate Financial/Affordability Impediments		
Continue to promote and implement the rehabilitation program	Community Development Dept	Continual
Provide Education and information to local lenders on predatory lending practices	EOC	Immediate
Continue to provide credit and home-buying education to citizens of La Crosse	EOC	Continual
Actions to alleviate Discriminatory Impediments		
Adopt Visitability Requirements for houses that are funded through the Rehab and Replacement Housing Program, and for new multi-family	City Council	Short-Term

Introduction

Fair housing is equal opportunity housing. It is the right for all people to obtain housing, of their choice, without discrimination.

The Federal Civil Rights Act and Fair Housing Amendments established protected classes: protected classes are groups of people who share a characteristic that historically has been used as the reason for discrimination. These characteristics have absolutely no relevance as to whether or not a person will make a good tenant or homeowner. As such, these groups are protected from housing discrimination under US, Wisconsin, and local laws. These different levels of government may have slightly different sets of protected classes; however, all three levels of laws are applicable within the City of La Crosse. Table 1 displays the protected classes at a federal, state, and local level.

It is the goal of this document and the process by which it was created to identify any issues within the City of La Crosse that are affecting *all* persons from having access to housing of their choice without discrimination.

Summary of Protected Classes and Exceptions City of La Crosse, WI			
Protected Class	Federal	Wisconsin	La Crosse
	(42 U.S.C 3602)	(Wis. Stat. 106.50(1))	Chapter 7 Fair Housing Ordinance
Race	✓	✓	✓
Color	✓	✓	✓
Religion	✓	✓	✓
Sex/Gender	✓	✓	✓
National Origin	✓	✓	✓
Handicap/Disability	✓	✓	✓
Perception of disability		✓	
Familial Status	✓	✓	✓
Sexual Orientation		✓	✓
Marital Status		✓	✓
Ancestry		✓	✓
Lawful Source of Income		✓	✓
Age		✓	✓
Status as a victim of Domestic abuse, sexual abuse, or stalking		✓	
Physical appearance			✓
Political beliefs			✓
Status as a student			✓
Domestic partner status*			✓
Creed*			✓
Exceptions	Owner-occupied buildings with 4 or fewer units Housing for elderly or persons with disabilities Illegal distribution or manufacture of drugs	Roommates (5 or fewer) Housing for elderly or persons with disabilities	In an individual home where the renter/lessee would share common areas with the owner, lessor, manager, or agent Housing for elderly or persons with disabilities

*These are referred to as protected classes in various portions of the City of La Crosse's Fair Housing Ordinance; however, they are not clearly defined, nor are they included in the initial *Declaration of Policy*.

Historical Overview of Fair Housing

Provisions to affirmatively further fair housing (AFFH) are fundamental components of the Department of Housing and Urban Development's (HUD) community development and housing programs. These provisions stem from the Fair Housing Act³; a section of which required HUD to administer the department's programs in a manner that fulfills their AFFH obligation.

HUD maintains several Community Planning and Development Programs (CDP), including the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs which the City of La Crosse receives. As recipients of these funds, HUD requires the City of La Crosse to work to affirmatively further fair housing. Although a grantee's AFFH obligations arise in connection to their receipt of federal funding, the obligations extend to all housing and housing-related activities in the grantee's jurisdictional area whether publically or privately funded.

To a large extent, *how* to fulfill the obligation to AFFH has never been defined statutorily; however, HUD defines it as requiring a grantee to:

- Conduct an analysis to identify impediments (AI) to fair housing choice within the jurisdiction
- Take appropriate actions to overcome any impediments identified through the analysis
- Maintain AFFH records.

Impediments to fair housing choice are defined as:

- Direct impediments: any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, national origin, or other protected class which restrict housing choices or the availability of housing choices, and
- Indirect impediments: any actions, omissions, or decisions which have this effect

Any policies, practices, or procedures that may appear neutral but operate to deny or adversely affect the availability of housing to a person may be considered an impediment.

To the best extent possible, the following Analysis of Impediments to Fair Housing defines the existence, nature, extent, and causes of fair housing problems within La Crosse, and the resources available to solve them.

³ Title VIII of the Civil Rights Act of 1968 (also known as the Fair Housing Act) prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, or national origin. Title VII has been amended since its original adoption in 1968 to include more protected classes. Refer to www.hud.gov/offices/fheo/progdesc/title8.cfm for other laws which have fair housing components.

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La Crosse Background Information

The following section summarizes background information on the City of La Crosse. Much of the data comes from secondary sources, consisting primarily of the U.S. Census and the American Community Survey.

City of La Crosse Quick Facts

- Population: **50,879**
- % Minority: **6.9%**
- % Foreign born: **3.9%**
- Main language is *other* than English: **5.9%**
- % Female Head-of-Household: **9.0%**
- % High school graduate (or higher): **90.2%**
- Total housing units: **22,316**
- Owner-occupied housing units: **50.4%**
- Renter-occupied housing units: **49.6%**
- Median housing costs (owners): **\$1,157/mo**
- Median housing costs (renters): **\$601/mo**
- Median Family Income: **\$54,009**
- % of families below poverty level: **13.3%**

Source: ACS 2005-2009 Estimates

A Word of Caution about the Data

Caution should be given as we are currently in a pivotal time for secondary data sources. The United States is currently transitioning between the Census long-form and the American Community Survey (ACS). The majority of the data that the American Community Survey collects is from a sample of the total population; and therefore, is subject to both sampling errors (deviations from the true population) and nonsampling errors (human and processing errors). The ACS will be released every year and covers all of the social, economic, housing, and demographic questions that previously were covered by the Census long-form. The 2010 Census only collected data on gender, age, race, ethnicity, relationship, and whether the respondent owned or rented their home. Data from the 2010 Census is anticipated to be released in late 2011. Unlike the Census which attempts to take a snapshot of the population on April 1st, the ACS provides consecutive estimates. Because the data is "smoothed out" over the time period, it is near impossible to pinpoint specific changes that may have occurred during the time period. The majority of the data in this document is the ACS 2005-2009 5-Year Estimates. Because the housing and economic climate in the United States has changed dramatically between 2005 and 2009, the ACS data may not accurately represent the housing climate within the City. Because of the fundamental differences in data, Census data and ACS data cannot be compared with each other. When comparing ACS data, it is necessary to take the margin of error (MOE) into account. Numbers that may appear to be different may not actually be *statistically significantly* different. It is important to note the source of any of

the data herein and understand the caveats the accompany it. For more information on the ACS and how to appropriately interpret the data, visit www.census.gov.

While data collection is a necessary part the process to prepare an AI, it is also important to

remember that the AI is meant to be a practical document that identifies impediments to fair housing and creates a systematic plan to remove them. For the most part, the community is aware of impediments and those that are not clearly presented in the data will be identified through the focus group process described in a subsequent section of this document.

Demographic Data

The population in the City of La Crosse has remained fairly stable over the past 30 years, experiencing only slight declines. Since 1998, steadily more people are living in La Crosse County outside of the City limits than within it. According to the 2005-2009 ACS Estimate, the population in the City of La Crosse is 50,879. This is 46% of the population of La Crosse County. While the city has only seen a mild decline in population, this overall trend of people moving out of the urban core has vast implications for the housing and governmental services available within the City.

The neighboring City of Onalaska and the Village of Holmen have experienced the greatest recent population growth. Indeed nearly 2/3 of La Crosse County's increase in population since 2000 has occurred in these two communities. The City of La Crosse is bound on the east by bluffs, to the west by the Mississippi River, and to the south by water hills, so growth is being directed elsewhere.

The following map shows the population distribution by Census tract for La Crosse County. Note that the following map does not depict population *density*, only population distribution per Census tract.

Population Distribution by Census Tract

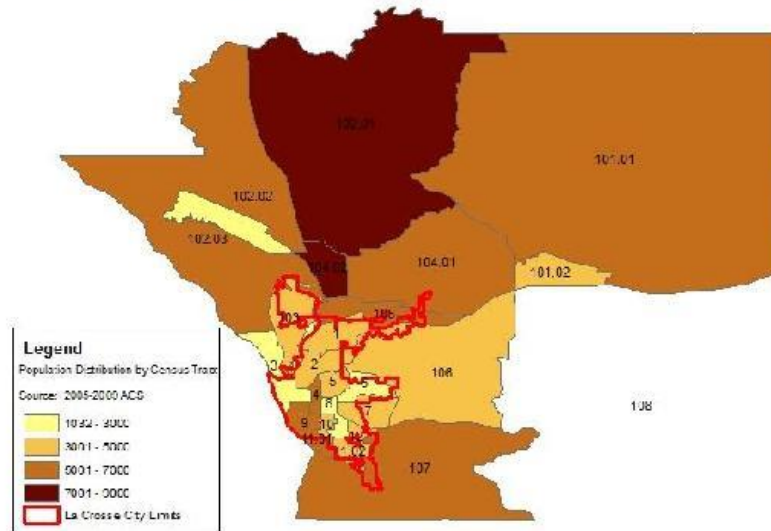


Figure 1: Population Distribution by Census Tract

Census Tract (CT) 4 and 9 are the most populous tracts in the City. CT 4 and CT 5 both contain housing facilities for students at the University of Wisconsin La Crosse, Viterbo University, and Western Wisconsin Technical College. The high concentration of student housing contributes to the high population in CT 4. CT 9 tends to have smaller, lower quality housing. This map also shows that the adjacent City of Onalaska and other CTs within the County have greater populations than tracts within the City. While this may demonstrate patterns of center-city flight, it is important to note that this is showing population per Census tract, and tracts outside of the City are much larger than inner-City tracts.

This on-going shift of population out of the urban area coincides with other trends within the City of La Crosse that impact the City's ability to ensure fair housing for all. The following figure shows the residential patterns within the City of La Crosse by race. As the overall population declines, the percentage of the population that identifies as a minority is increasing. Hispanic persons can be of any race. The City is less than 1% Hispanic and has not experienced any significant increase or decreases in the number of people within the City who identify as Hispanic. Asians are the largest minority group in the City, though blacks are growing the fastest.

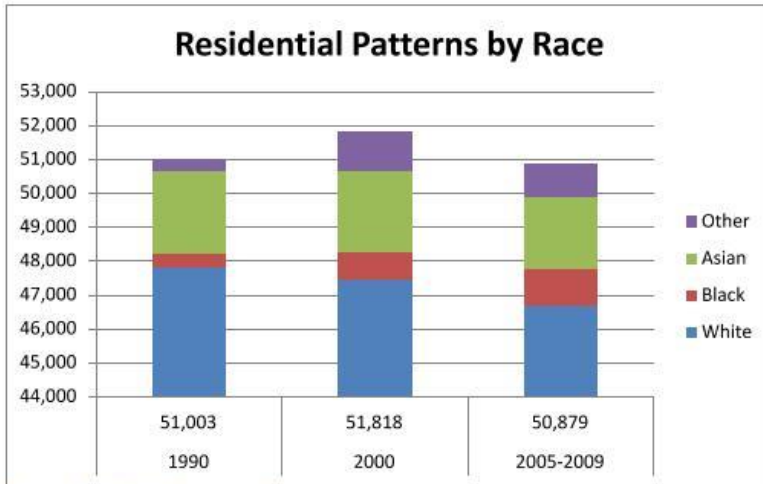


Figure 2: Residential Patterns by Race
 Source: US Census and ACS

Minority Concentration by Census Tract

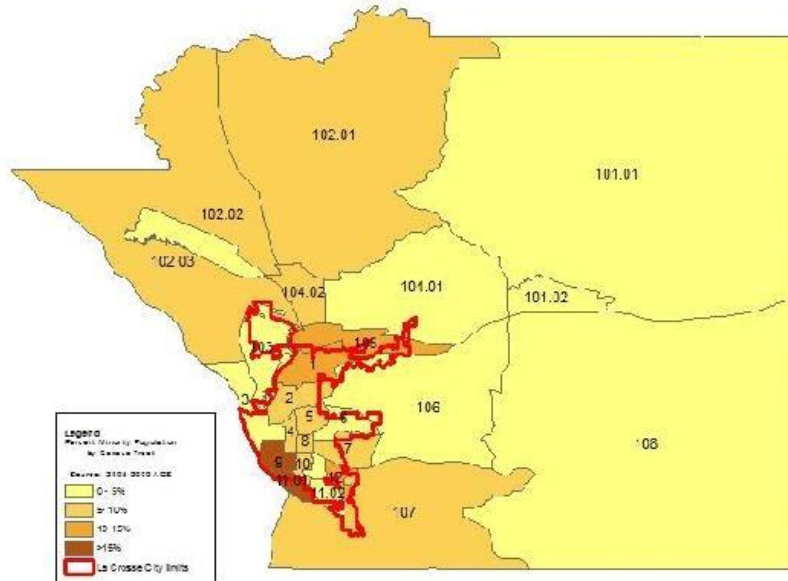


Figure 3: Minority Concentration by Census Tract

These figures also show that there is more racial diversity within the City than within the County. Census Tract 9 which is one of the two most populated Census tracts is also the tract with the highest minority concentration.

Income and Poverty Data

According to the 2005-2009 American Community Survey, the median household income in the City of La Crosse was \$36,207. While we cannot directly compare ACS data with the previous Census data, this does show an increase in household income within the City. Despite this, the median household income in the City is 25% less than the median household income in La Crosse County (\$48,543). Twenty-five percent of the individuals in the City are currently below the poverty line; compared to 14.6% of the individuals in the County, 12.4% of the individuals in Wisconsin, and 14.3% nation-wide. Thirteen percent of the families in the City are below the poverty line, while only 7.5% of the families within the County are below the poverty line.

Income and Poverty Levels			
	1990	2000	2005-2009
Per Capita Income	\$10,898	\$17,650	\$20,089
Median Family Income	\$30,067	\$43,047	\$54,009
Median Household Income	\$21,947	\$31,103	\$36,207
% Individuals Below Poverty Line	21%	17%	25%
% Families Below Poverty Line	10%	8%	13%

Figure 4: Income and Poverty trends within the City of La Crosse

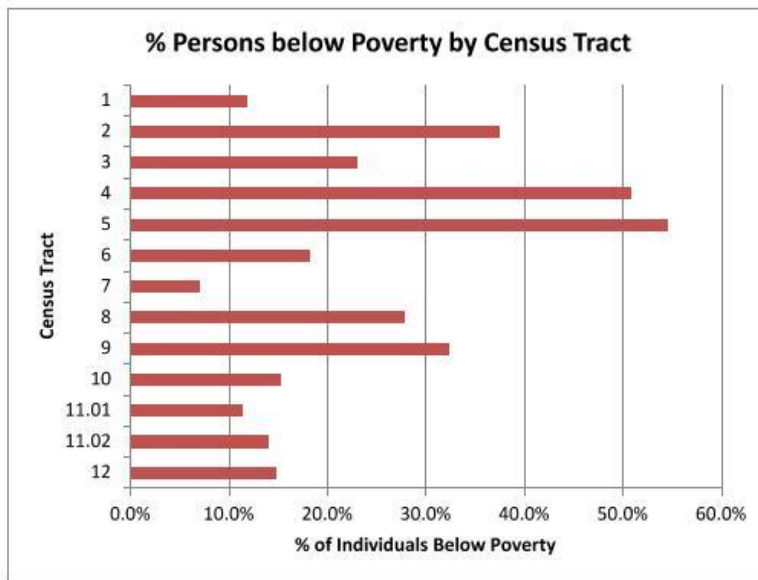


Figure 5: Person Below Poverty by Census Tract
Source: 2005-2009 ACS

The two Census Tracts with the greatest percentage of individuals beneath the poverty line are CT 4 and 5. Both of these tracts have high student populations. Students are often do not have a job, but receive money from sources that will not be reflected in the Census (e.g. their parents paying their rent, etc). This does not mean that non-students living in these tracts do not also fall below the poverty line.

The next two tracts with the highest percentage of individuals beneath the poverty line are CT 2 and CT 9. These tracts are also those with the lowest median household income (after CT 5): less than \$25,000 per year.

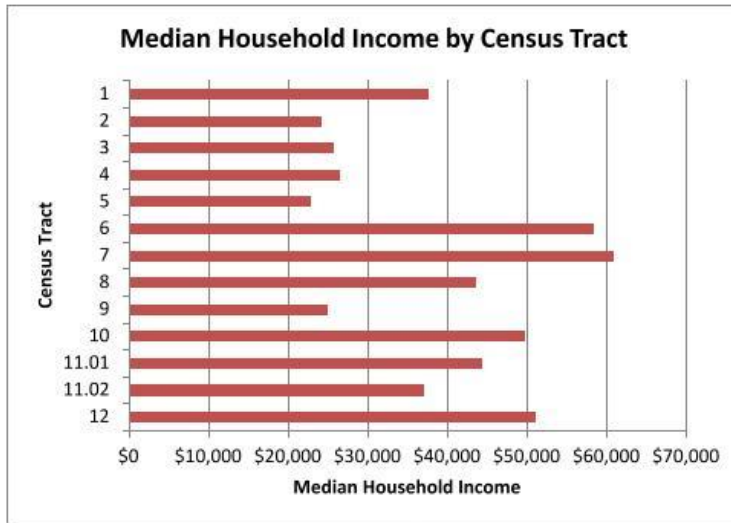


Figure 6: Median Household Income by Census Tract
Source: 2005-2009 ACS

While CT 4 and 5 are consistently ranked at the bottom of the City's Census tracts for some income and poverty indicators, it is interesting to look at the percentage of individuals who are receiving food stamps (SNAP benefits) and Supplemental Security Income within the past 12 months.

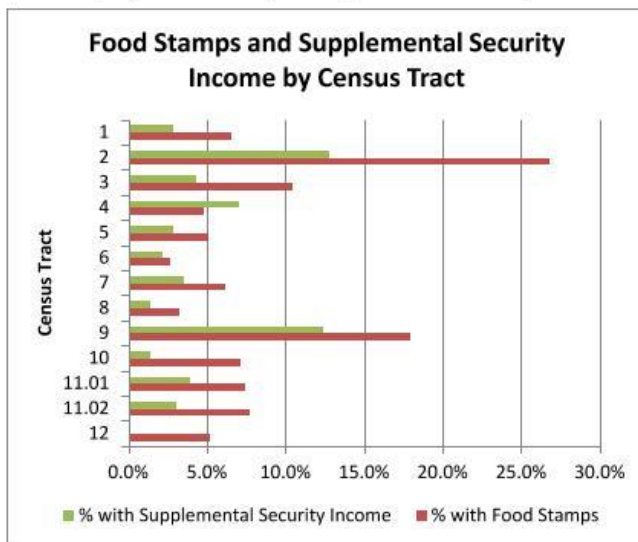


Figure 7: Food Stamp and SSI recipients by Census Tract
Source: 2005-2009 ACS

Food stamp and SSI programs are often used as proxies to measure levels of poverty. As the preceding chart shows, CT 4 and 5 do not have a lot of individuals who need to use either of these assistance programs, thus reinforcing the idea that the reason these tracts rank so poorly for median household income and percentage of individuals below poverty is because they are predominantly student housing. CT 2 and 9 both have many individuals who need to use each of these programs, thereby supporting the idea that these Census tracts have a high percentage of individuals who are struggling with poverty.

Figure 8 shows some selected characteristics of people at specific levels of poverty. In general, there is a greater percentage of persons in each group (female, male, race, etc.) within the City of La Crosse who are experiencing poverty than the percentage that is afflicted in the State as a whole. Of particular note, more than 60% of the blacks within the City of La Crosse are experiencing some level of poverty, and almost 50% of the female head-of-household families (no husband or male present) are experiencing some level of poverty.

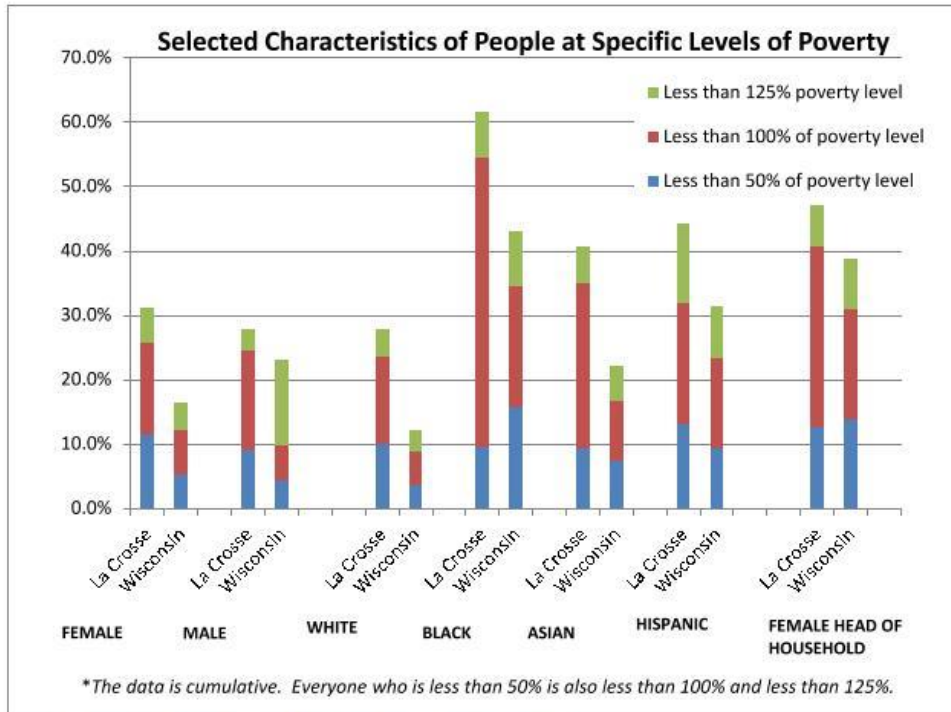


Figure 8: Selected Characteristics of People at Specific Levels of Poverty
Source: 2005-2009 ACS data

Economic Background

While this analysis focuses on the housing trends within the City, it is important to also mention various employment and transportation trends which directly and indirectly affect the ability of all persons to have access to safe, decent, and affordable housing.

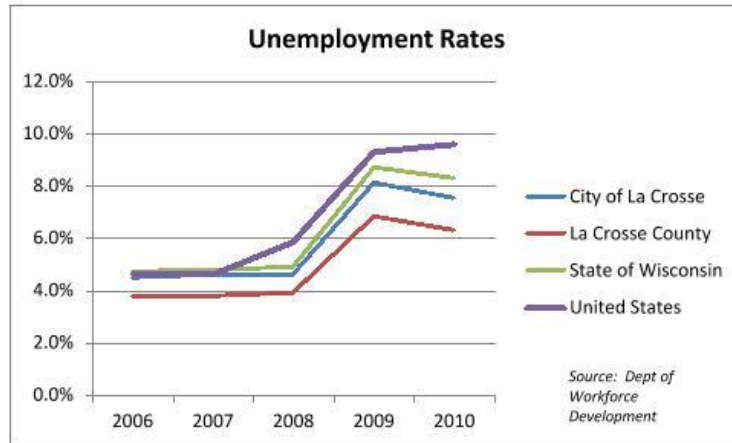


Figure 9: Unemployment Rates 2006-2010

The State of Wisconsin lost more than 137,000 jobs during the economic downturn that overwhelmed the nation from 2007 to 2009. The City of La Crosse and La Crosse County have both fared better than Wisconsin and the nation as a whole. La Crosse County appears to be recovering more quickly than the City; however, the City does have several very large employers.

La Crosse Largest Employers	
Gundersen/Lutheran	>1000 employees
Franciscan Skemp Healthcare	>1000 employees
Trane Company	>1000 employees
Kwik Trip	>1000 employees
County of La Crosse	>1000 employees
La Crosse Public Schools	>1000 employees
University of Wisconsin, La Crosse	>1000 employees
City of La Crosse	500-999
Walmart	500-999
Centurytel Services	500-999

Figure 10: Largest Employers in the City of La Crosse
Source: WI Department of Workforce Development

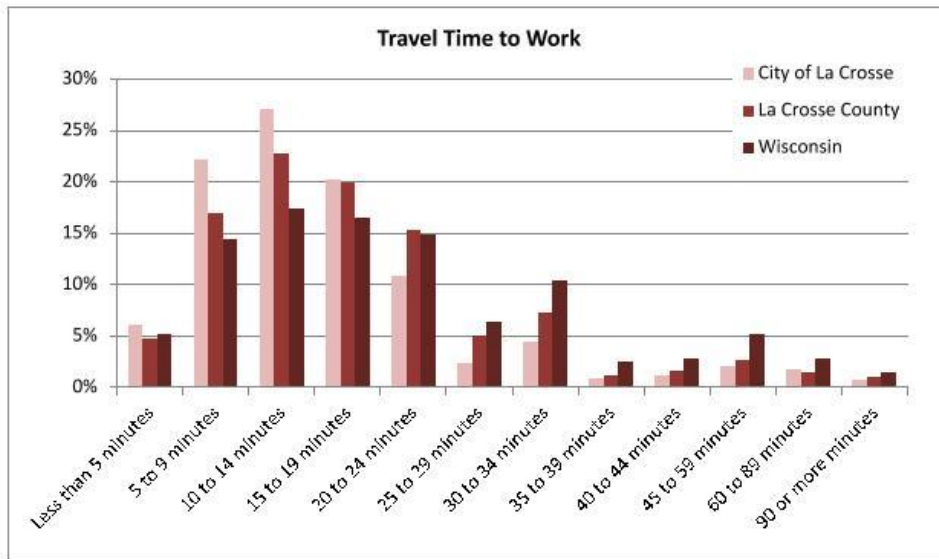


Figure 11: Travel Time to Work
Source: 2005-2009 ACS

Figure 11 shows that in general, La Crosse city residents have a commute that is shorter than the commutes typical to both the County and the State. This would indicate that there are employment opportunities within the City.

Transportation Options

Because the City of La Crosse is a relatively small City, the size minimizes the significance of the spatial relationship between resident and job opportunities. Never the less, it is imperative that the City continue to provide transportation options, especially for lower income and disabled residents. The Municipal Transit Utility (MTU) consists of 8 fixed-routes and 2 flex-routes offering transportation throughout the area, with most routes operating seven days a week. In 2010, there were almost 1,200,000 riders. This is an average of 4,300 passenger trips on an average weekday during the school year, and more than 3,450 passenger trips on an average weekday during the summer. The most popular routes are the Route 1/2/3/6 and the Route 4/5, constituting almost 80% of all rides. The Route 1/2/3/6/ primarily serves the center City area, including the Riverfront Inc., the Gunderson Lutheran Health System, the Hillview Healthcare Center, the Franciscan Skemp Healthcare Campus, as well as many schools and libraries. The Route 4/5 serves the City from the northside, including the Harry J. Olson Center, the Valley View Mall and other retail outlets, as well as libraries and schools. These routes provide valuable connections to needed employment opportunities and social services. In addition to the regular route riders, in 2010, there were more than 80,000 paratransit fares which serves ADA individuals.

Housing Stock

In general, housing in the City of La Crosse is provided through single-family homes or smaller rental buildings (only 11% of the housing is in buildings with more than 20 units). The housing stock in La Crosse tends to be older. More than 30% of the housing was built before 1939. Older housing often provides excellent opportunities for affordable housing but it also needs more care and attention to keep it in decent condition. The maps in Appendix A (House Age in North/Southside of La Crosse) show that the older housing stock is centered in the center City (Census Tracts 2, 4,5,6,8, 9, 10) where there is also more population, minorities, and greater pockets of poverty.

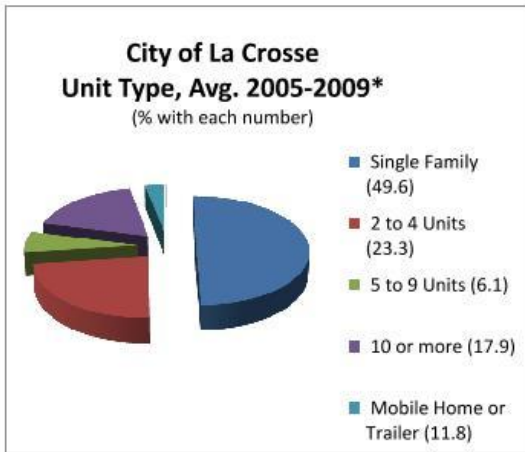


Figure 12: Unit Type
Source: 2005-2009 ACS

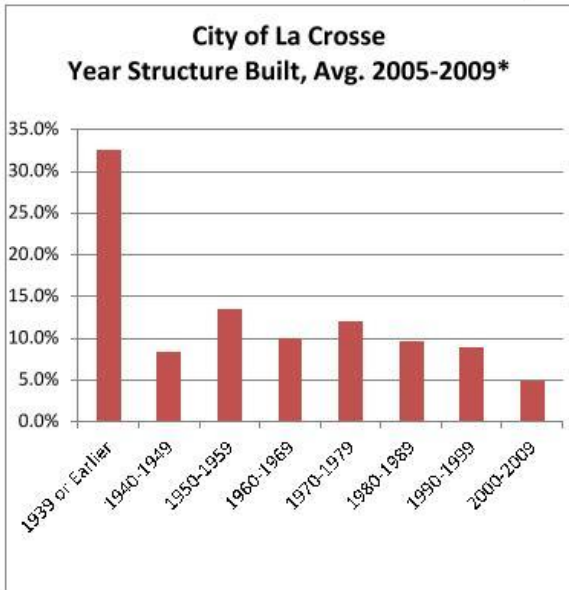


Figure 13: Year Residential Structure Built
Source: 2005-2009 ACS

Despite the age of the housing stock, most people have not lived in their current home for very long. Almost 40% of the population moved into their current home since 2005. As earlier data showed, this is also indicative of patterns of urban flight.

	City of La Crosse	
	Number	Percent
1969 or earlier	1282	6.0%
1970 to 1979	904	4.3%
1980 to 1989	1637	7.7%
1990 to 1999	3868	18.2%
2000 to 2009	13505	63.7%
	21,196	

Figure 14: Year Moved to Current Home
Source: 2005-2009 ACS

The City of La Crosse has an unusually high proportion of renters to home-owners. A typical City has more home-owners than renters. In the City of La Crosse it is essentially a 1:1 ratio. The maps in Appendix A (Home Ownership in North/South side La Crosse) show that there are concentrations of rental housing in the center City (Census tracts 4, 9, 10); however, rental housing and home-ownership are relatively well dispersed throughout the residential areas of the City.

	Avg. 2005-2009	
	#	%
Owner Occupied	10,675	50.4%
Renter Occupied	10,521	49.6%
Vacant	1,120	5.0%
Homeowner Vacancy Rate	---	0.9%
Rental Vacancy Rate	---	2.7%

Figure 15: Owner-Occupied vs. Renter Occupied Housing
Source: 2005-2009 ACS

Dwindling home ownership and short housing tenure are distinctly related concerns for the City of La Crosse. It is believed that this trend is occurring, in part, because of the high proportion of student renters. Increased student housing and the associated higher population densities, lack of maintenance, and increased disturbances is a disincentive for owner-occupancy, and leads to downward spiral.

The housing stock in La Crosse generally has less value than housing stock in some neighboring communities; however, similar to the dispersion of owners vs. renters, there is generally a good mixture of home values throughout the City. (See Appendix A: Home Value North/South side of La Crosse). In the 2005-2009 American Community Survey, the median value of a home in the City of La Crosse was \$120,200, compared to \$144,600 which is the median value of a home in the County of La Crosse. In the City of La Crosse, more than 73% of the homes are valued under \$149,000. In the County, a little over 53% of the homes are valued under \$149,000.

	1990	2000	Avg. 2005-2009
Less than \$50,000	43.3%	8.2%	7.4%
\$50,000 to \$99,999	50.5%	61.8%	24.3%
\$100,000 to \$149,999	4.5%	20.0%	41.8%
\$150,000 to \$199,999	1.2%	6.4%	15.1%
\$200,000 to \$299,999	0.4%	2.5%	7.6%
\$300,000 to \$499,999	0.1%	0.9%	3.2%
\$500,000 to \$999,999	0.0%	0.3%	0.7%
\$1,000,000 or more	0.0%	0.0%	0.0%
Median Value	\$53,000	\$85,100	\$120,200

Figure 16: Housing Value
Source: 2005-2009 ACS

	1990	2000	Avg. 2005-2009
Less than \$200	12.6%	5.6%	2.9%
\$200 to \$499	67.0%	54.2%	33.5%
\$500 to \$749	13.1%	26.5%	34.5%
\$750 to \$999	4.5%	8.1%	19.0%
\$1,000 to \$1,499	0.3%	2.9%	7.8%
\$1,500 or more	0.0%	0.8%	2.2%
No Cash Rent	2.4%	2.0%	2.4%
Median Rent	\$344	\$449	\$639

Figure 17: Monthly Rent
Source: 2005-2009 ACS

Each year HUD releases Fair Market Rents (FMR) for metropolitan areas. FMRs are primarily used to determine payment standard amounts for the Housing Choice voucher program (Section 8); however, they can also be an interesting proxy for the rental market. FMR must be both high enough to permit a selection of units and neighborhoods while also serving as many low-income families as possible.

Metro Area	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Duluth, MN-WI	\$409	\$499	\$629	\$790	\$1,006
Fargo, ND - MN	\$416	\$494	\$628	\$906	\$1,048
La Crosse, WI - MN	\$412	\$483	\$635	\$843	\$1,035
Mankato, MN	\$504	\$587	\$682	\$951	\$1,103
St. Paul - Minneapolis	\$628	\$741	\$899	\$1,177	\$1,322
St. Cloud	\$502	\$553	\$662	\$936	\$1,087

Figure 18: HUD Fair Market Rent
Source: HUD

In general, housing is considered 'affordable' if housing costs do not exceed 30% of the household's monthly income. Despite the relatively low value and rent found within the City, according to the ACS, many people are not able to find housing that meets the 'affordable' threshold.

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 20%	35.4%	Less than 15%	12.3%
20% to 24.9%	21.1%	15.0% to 19.9%	16.7%
25% to 29.9%	12.4%	20% to 24.9%	11.4%
30% to 34.9%	11.3%	25% to 29.9%	9.1%
35% or more	19.7%	30% to 34.9%	10.7%
Not computed	---	35% or more	39.8%
		Not computed	---

Figure 19: Home Costs as a Percentage of Household Income
 Source: 2005-2009 ACS

Specifically, more than *half* of all renters do not have housing that is considered affordable. Thirty percent of home-owners are not meeting the affordability threshold.

The low assessed value of the housing combined with the abundance of public (university and hospital) land within the City, is creating a challenging situation within the City that is contributing to so many people being unable to meet the affordable threshold: the City's mill rate is very high.

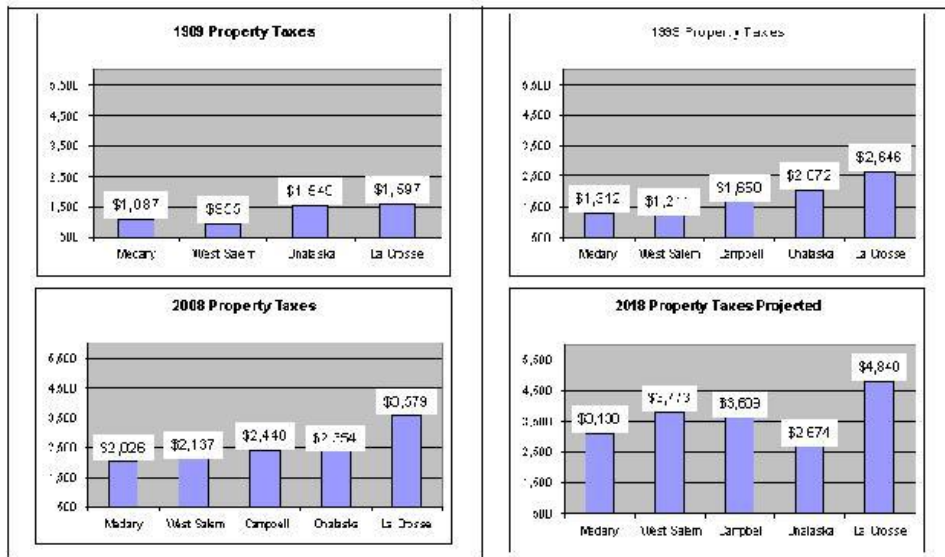


Figure 20: Projected Property Taxes in the City of La Crosse
 Source: Challenging Trends Facing La Crosse County, La Crosse County Economic Development Workgroup, 2009

As the previous figure shows, the property tax in the City of La Crosse is much higher than neighboring municipalities. It is predicted to continue to grow, thereby widening the gap in affordability between the City of La Crosse and neighboring communities.

As more and more of the middle and upper income valued housing moves out of the center City, more and more tax burden is placed on the lower valued homes within the City. This is further compounded by the fact that concentrations of poverty often require greater amounts of city services (increased law enforcement, increased code violations, increased costs associated with challenged students, etc.), thus increasing the tax burden even more, leaving the City no choice but to increase the municipal mill rate and continue the cycle of having a lack of affordable housing within the City.

Mortgage/Loan Information

It is impossible to discuss lending issues within the City without first addressing the ongoing real estate and financial crisis the global market is currently experiencing. While the collapse of the subprime market is that 'straw that broke the camel's back,' the groundwork of this foreclosure crisis has been brewing for decades. As long ago as when WWII was winding down, there have been patterns of refusing to extend credit to low-income communities, especially communities of color. This practice, known as redlining, opened up the floodgates for high-cost credit institutions to move in and prey upon disadvantaged populations.

Today the effects of deregulations, predatory lending, the subprime meltdown are glaringly obvious every time another house is lost to foreclosure. The map on the following page displays foreclosed homes within the City of La Crosse since January 2006. Foreclosures are prominent in all of the residential areas of the City. In order for the City of La Crosse to provide fair affordable access to all its citizens, it is necessary to stop institutionalized discrimination. While the focus groups conducted as part of this analysis did not raise many instances of predatory lending and institutionalized discrimination, the previous 2004 AI raised concerns that predatory lending practices were being implemented in the City.

The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation. This regulation provides the public loan data that can be used to assist in determining whether financial institutions are serving the housing needs of their communities; helping public officials in distributing public-sector investments; and in identifying possible discriminatory lending patterns. This regulation applies to certain financial institutions, including banks, savings associations, credit unions, and other mortgage lending institutions. Institutions that meet certain minimum thresholds must disclose data regarding the disposition of applications for mortgage and home improvement loans in addition to data regarding loan originations and purchases. They are required to identify the race, sex, and income of loan applications, as well as the physical location of the subject property in census geography. Complete HMDA data can be accessed from <http://www.ffie.gov/hmda/publicdata.htm>. Appendix B contains complete HMDA data for the City of La Crosse.

For the purpose of this analysis, HMDA data was reviewed to identify and evaluate lending practices in relation income, race, and geographical location. Unfortunately, information on both race and geographical location simultaneously is not provided. While large amounts of data are available and extensive analyses are possible, for the purpose of this analysis it is important to identify trends that may be affecting the City's ability to provide fair housing to all its residents. This analysis focuses on loans for 1-4 unit residences.

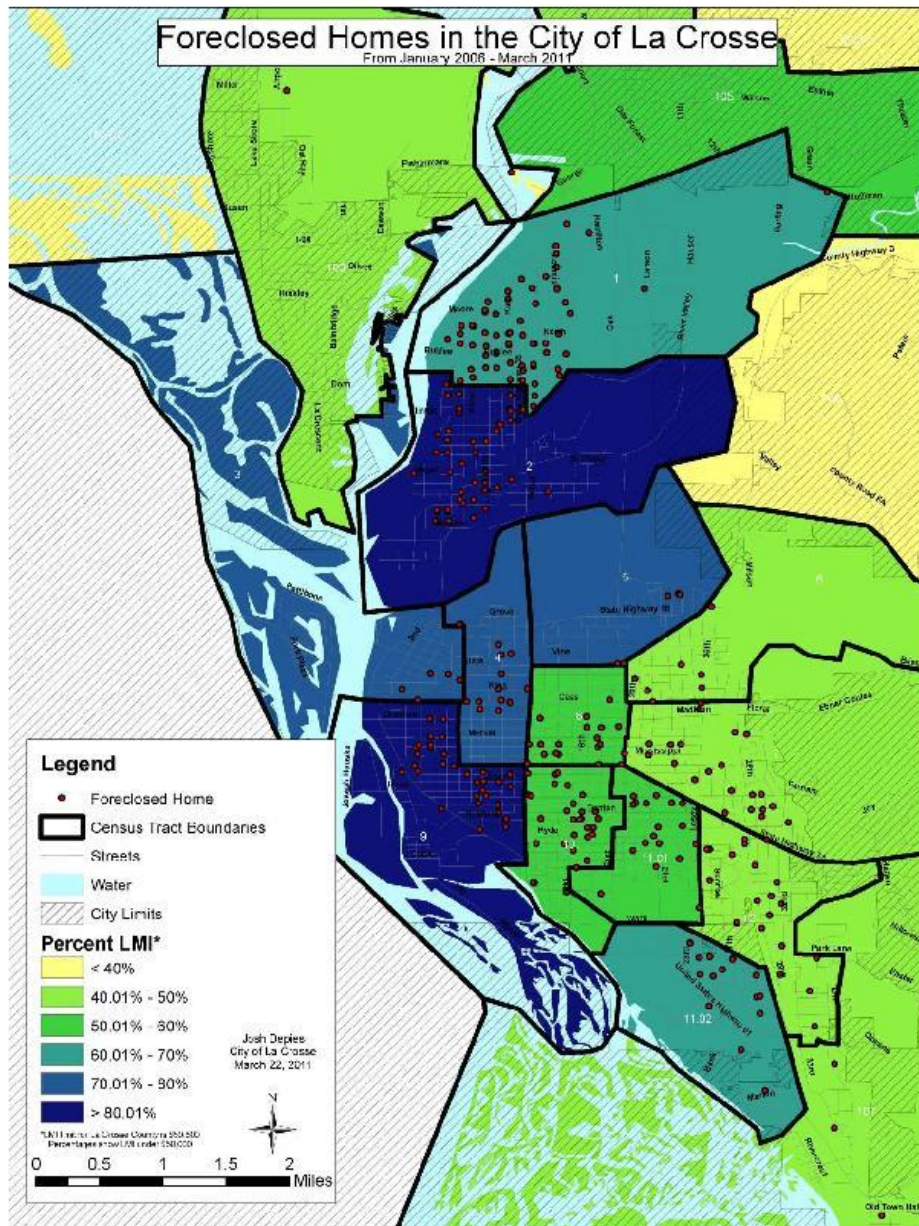


Figure 21: Foreclosed Homes in the City of La Crosse
Source: City of La Crosse

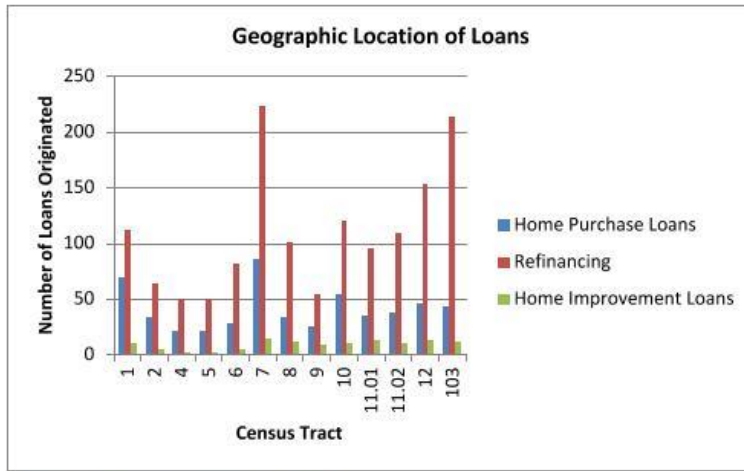


Figure 22: Geographic Location of Loans
Source: HMDA Data, 2009 (Aggregate Table 1)

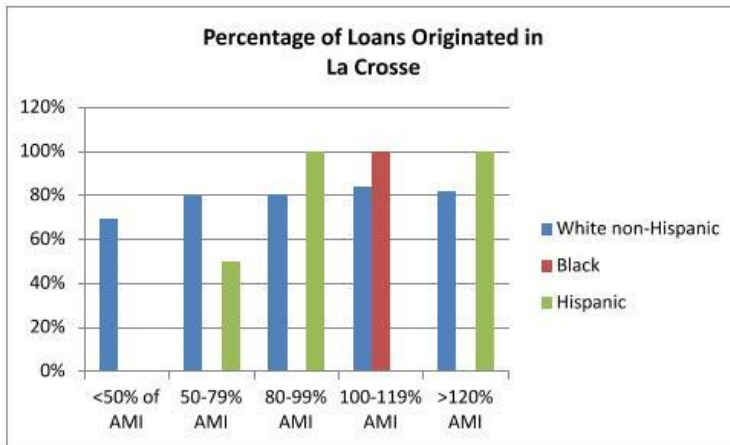


Figure 23: Percentage of Loans Originated by Minority Status
Source: HMDA Data, 2009 Aggregate Table 5-2

Figure 22 shows that the most prevalent loan throughout the City are refinancing loans. In particular, Census Tracts 7 and 103 have an abundance of refinancing loans. Census Tracts 1 and 7 have the most home purchase loans (this includes both conventional loans and FHA, FSA/RHS & VA loans). Unfortunately, there are not very many home improvement loans anywhere in the City, indicating that either the money or the will to fix up the declining housing stock is not available.

Figure 23 displays the lack of minorities who are originating loans, regardless of income. Interestingly, white applicants have approximately an 80% origination rate regardless of their income level.

When examining the HMDA data, there are several other trends which indicate that minority and low-income persons are struggling to secure credit:

- Minorities are far more likely to apply for loans through Fannie Mae, Ginnie Mae, Freddie Mac, than they are to apply through commercial banks, savings banks, insurance companies, mortgage banks or finance companies. (Aggregate Table 3-1)
- When examining conventional loan applications in 2009, there were a total of 1,286 applicants, of which less than 10% were minority races. Of the conventional loans originated, only 8.5% were to minorities. Furthermore, only 1% of the conventional loans applied for were by Hispanics, and fewer than 50% of those loans were originated. (Aggregate Table 4-2)

Fair Housing Profile

Fair Housing Programs and Activities

Equal Opportunities Commission

The La Crosse Equal Opportunities Commission (EOC) receives and investigates all complaints alleging discriminatory practice with respect to any discriminatory practice prohibited by City Ordinance 7.03 (I). The Commission consists of seven members, appointed by the Mayor. The EOC meets as needed. In addition, each year the EOC hosts an annual luncheon during Fair Housing Month (April) to provide a platform for fair housing education and feedback. The preparation of the Analysis of Impediments to Fair Housing was the focus of this year's annual luncheon. The EOC and the City of La Crosse also coordinates with the La Crosse School District to participate in the statewide Fair Housing poster contest. In addition to increasing the knowledge and awareness of fair housing and other discriminatory issues within the school system, the posters are displayed in City Hall to build additional awareness of fair housing issues.

Fair Housing Partnership

The La Crosse Area Fair Housing Partnership is a proactive collaboration of organizations and entities who are dedicated to increasing the availability and accessibility of affordable and quality housing for individuals and families in the La Crosse area without regard to race, color, religion, sex, disability, familial or family status, national origin, sexual orientation, marital status, lawful source of income, age, ancestry or any other class or status protected by law in the La Crosse area². Many of the members include organizations that participated in the focus groups for the AI process. Overall, the Fair Housing Partnership is recognized as the premier area group that provides fair housing services within the City; however, like many organizations that depend upon the volunteer hours of people who are busy professionals and advocates, the organization does not have a formal meeting schedule or a strong presence. Their website has helpful links to other educational materials, but according to focus group participants, the organization has not met in more than one year.

Fair Housing Complaint Process

The City's EOC is tasked with receiving and investigating any fair housing complaints within the City. On **November 16, 2011**, the MSA consultant called the City of La Crosse to find out if there was a clear process with how to file a fair housing complaint. Upon calling the general information number, the consultant got a message and pressed five to speak to the Clerk's representative. The consultant was then transferred through four different departments until finally reaching Liana Escott, the City of La Crosse Community Development Administrator.

If you Google search for "La Crosse, WI Fair Housing Complaint" – the results bring you to the La Crosse Area Fair Housing Partnership website. This website is out-of-date and in primarily deals with tenant/landlord rights. There is no instruction on how to file a fair housing complaint beyond instructions to call the City Clerk's office.

² from the Fair Housing Partnership website www.lacrossefairhousing.org

CDBG and HOME programs

Each year the City determines priorities for funding and must allocate their money towards programs that meet these housing priorities. As budgets are stretched thin and many non-profits must compete for limited funding, it is impossible to fund all projects. Indeed, each year, the City receives funding requests for more than twice the amount of money that is available.

The City offers three main housing programs: the rehabilitation program and the replacement housing program are offer by the City; Couleecap offers a Homebuyer Program. Other necessary housing needs are served by the many non-profit and service organizations who receive CDBG and/or HOME money. A list of fund recipients from 2005 to 2009 can be found in Appendix C.

Rehabilitation Program				Replacement Housing Program			
	negative	neutral	positive		negative	neutral	positive
Improve Quality			X	Improve Quality			X
Increase Quantity		X		Increase Quantity		X	
Assist Home-Owners			X	Assist Home-Owners			X
Assist Renters	X			Assist Renters	X		
Assist Protected Class		X		Assist Protected Class		X	
Neighborhood Stabilization			X	Neighborhood Stabilization			X

Figure 24: Scorecard for Rehabilitation and Replacement Housing Programs
 Source: City of La Crosse and MSA Professional Services

Both of the City’s programs are well-received and relatively well-utilized. There are fewer rehabilitation loans currently than there were in the past as the City has already funded many of the worst housing units. There are no specific recommendations to change or alter these programs, as both function to increase the quality of housing available to low to moderate income residents of the City. See the Focus Groups section for information on specific complaints about these programs.

Another prominent program is Couleecap’s First-time Homebuyer Program. More information on this housing programs can be found in the City’s Consolidated Plan and at www.wiscap.org. In addition, the maps on the following pages show the spatial distribution of the City’s Rehabilitation Program (from 2005 to 2010), and Couleecap’s Homebuyer Program (2005 to 2010). While both programs do have projects in areas with higher % LMI, most of the projects tend to be located more middle class areas of the City. There is an inherent challenge to funding housing projects in low-income areas, as often times people are unable to meet the minimum requirements to qualify to own a home. As much as feasible, the City ought to direct funding to areas of the City that are particularly vulnerable to fair housing abuse, including Census Tracts 2 and 9.

Rehabilitation Housing Program

From 2005 - 2010

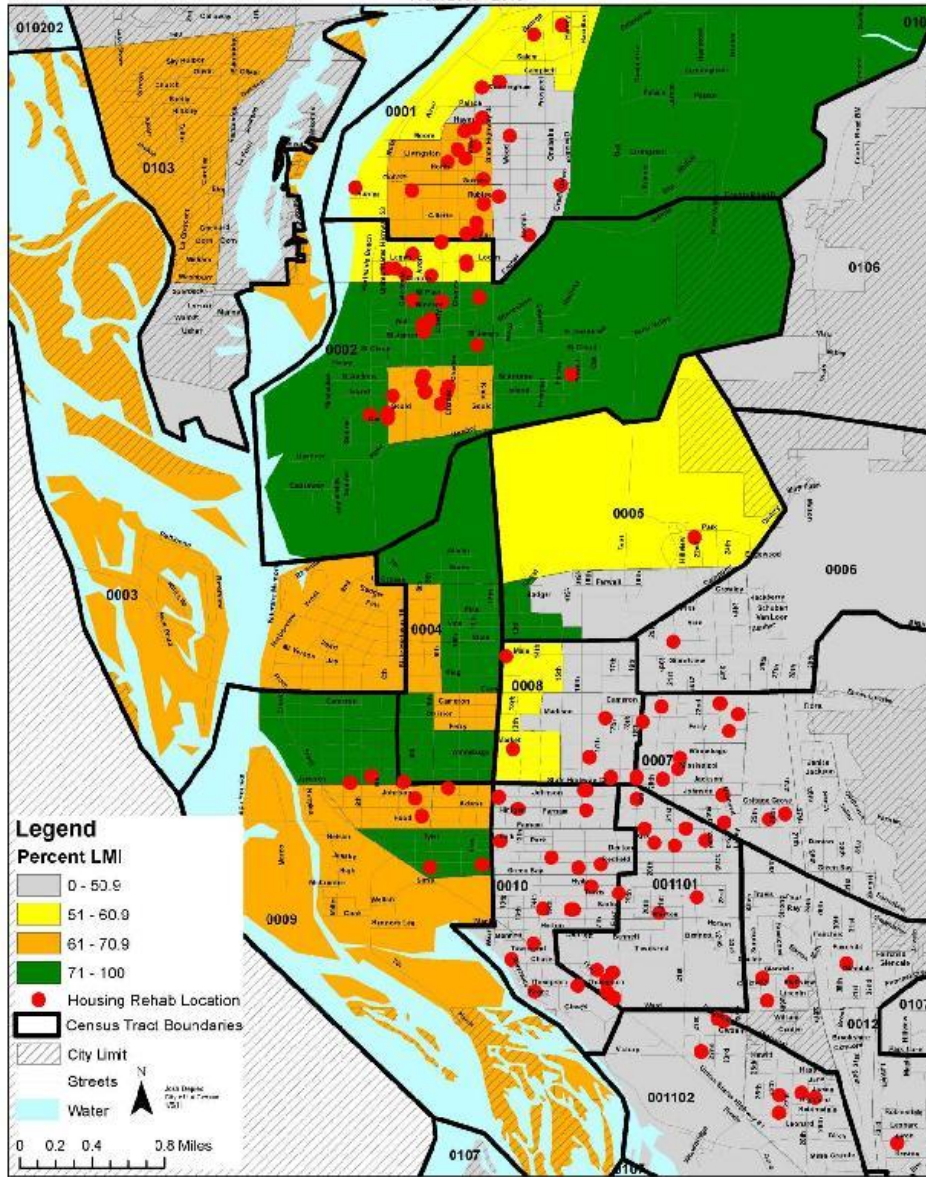


Figure 15: Housing Rehabilitation Locations
Source: City of La Crosse, WI

First Time Homebuyer Program

From 2005 - 2010

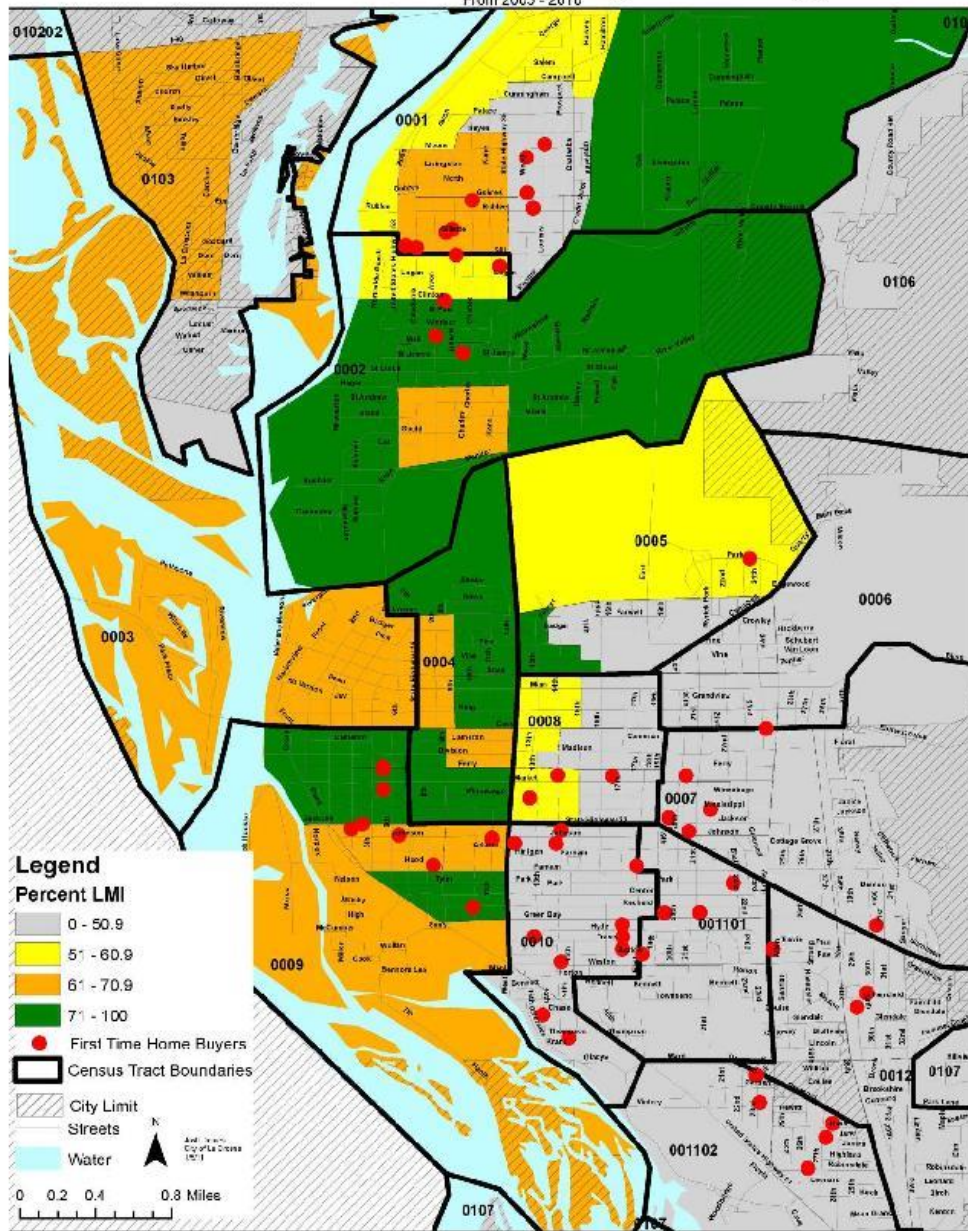


Figure 26: Homebuyers Location
Source: City of La Crosse, WI

City Ordinances and Codes

Fair Housing Ordinance

The City of La Crosse has had a fair housing ordinance in effect since 1968 and has periodically updated it with the last update being in 2002. The ordinance is *less* restrictive than the State of Wisconsin fair housing ordinance, and it contains a good deal of ambiguity. While not all-inclusive, the following are some of the problems with Ordinance 7.03 (as provided to MSA in August 2010):

In part (1) – the ordinance lists the following protected classes:

- Sex
- Race
- Religion
- Color
- National origin or ancestry
- Age
- Handicap/disability
- Marital status
- Lawful source of income
- Physical appearance
- Sexual orientation
- Political activity
- Familial status
- Student status

Part (2) then defines the protected classes; however, it does not define all of the classes mentioned in part (1) and it adds an additional definition: domestic partnership.

Part (2) states “Nothing in this section prohibits an owner or agent, from requiring that any person who seeks to buy, rent or lease housing to supply information concerning family, marital, financial and business status, but not concerning race....**or creed**. This is the first time that “creed” has been mentioned. It has not been defined.

In Part (3) discusses “representation designed to induce panic sales.” In this section, “economic status” is included as a protected class.

In Part (4) defines disability as the “eyesight impaired, hearing impaired, or mobility impaired person”

Residential Rental Inspection Ordinance (RRI)

In March of 2003, the Council and Mayor passed Ordinance 4079, subsection 8.06 of the Municipal Code of Ordinances, commonly known as the Residential Rental Inspection Ordinance (RRI). A residential unit is required to have a valid five year certificate of residential rental inspection before it can be transferred to a new owner. When the RRI went into full effect on January 1, 2004, the Building Inspections Department began the task of inspecting all residential rental units in the City over a five-year cycle. During the first five-year cycle, 9,962 units were evaluated and 5,978 violations were found. Unfortunately, the report does not detail the number of properties which had NO violations nor the number which had multiple violations. The most common violations were related to smoke alarms and the improper use of extension cords. The first five-year cycle of this program confirms the input of many of the focus group participants that many of the rental

properties are substandard; however, the City decided to put a moratorium on this ordinance, and now requests that landlords self-certify their rental units.

Zoning Code

There are several potential areas of the City's zoning code that could act to impede fair housing. Specifically, by placing requirements that necessitate that residential units be large can affect the ability for the City to provide affordable housing units. In general, there is nothing in the City's zoning code which is a glaring impediment to fair housing; the City does not have an overly restrictive zoning code that would prohibit housing development nor unduly increase the cost of housing development. There are, however, several elements of the zoning code of which the City ought to be mindful when updating the Zoning Code:

- **In the R1 District**, no more than three unrelated persons may live in a single housekeeping unit; no more than 10 persons total may live in a single housekeeping unit.

This should not become more restrictive.

- **In the R2 District**, no more than four unrelated persons may live together; no more than ten persons total.

This should not become more restrictive.

- **In the R3 District**, no more than five unrelated persons may live together.

This should not become more restrictive.

- The City's **minimum lot size** has been getting progressively larger in the R1 District: every lot on record before 1938 may have an area of less than 5,000 square feet; every lot of record between 1938 and 1966 may not be less than 5,000; and every lot on record since 1966 shall have an area not less than 7,200.

This should not continue to be a trend. Since the minimum lot size has been held constant since 1966, it is not worrisome.

- The City's allows **Planned Unit Developments (PUDs)**.

This is a benefit to providing fair housing and ought to be continued.

In addition, the City currently does not have impact fees, and the cost for building permits is appropriately proportionate to the cost of the dwelling.

Fair Housing Discrimination Suits

As previously mentioned, there are three layers of fair housing protections in place within the City of La Crosse: the City, the State of Wisconsin, and the federal fair housing laws. While the protected classes for each layer of law differs slightly, a victim of fair housing discrimination can file a discrimination suit with any (or all) of the applicable layers of government.

Since the previous City of La Crosse Analysis of Impediments to Fair Housing adopted in November of 2004, no fair housing complaints have been filed at the local level.

Since the previous AI adopted in November of 2004, there have been a total of eleven cases filed through the State of Wisconsin. Unfortunately, this data is only available from 2004-2010 and no information is available on the nature of the complaints or the findings.

Fair Housing Complaints Filed with the State of Wisconsin	
2004	0 complaints
2005	3 complaints
2006	4 complaints
2007	1 complaint
2008	3 complaints
2009	0 complaints
2010	0 complaints

Figure 27: Wisconsin Fair Housing Complaints

Source: WI Department of Workforce Development

Since the previous AI in 2004, there have been a total of eight claims filed with the federal Department of Housing and Urban Development (HUD). Unfortunately, these are claims are recorded on the county-level, so they may have occurred within the City or they may have occurred outside municipal boundaries within the County of La Crosse. It is not possible for us to determine if there is overlap between the cases filed with the State and HUD. There does seem to be some correlation to the dates that complaints were filed.

La Crosse, WI Fair Housing Cases Filed with HUD				
Date	Basis	Issue Code Description	Why Closed	Relief
3/17/2005	Disability	Failure to make reasonable accommodation	No cause determination	
9/8/2005	Familial Status	Discriminatory refusal to rent or negotiate for rental Discriminatory advertising, statements, and notices	Conciliation/settlement successful	Comps
3/31/2006	Disability, Retaliation	Discrimination in terms/conditions/privileges relating to rental	Conciliation/settlement successful	Comps
5/23/2006	Disability	Discrimination in terms/conditions/privileges relating to rental	Complainant failed to cooperate	
10/11/2006	Race	Discrimination in terms/conditions/privileges relating to rental	Complaint withdrawn by complainant after resolution	
3/5/2008	Disability	Failure to make reasonable accommodation	Complaint withdrawn by complainant after resolution	Comps
2/24/2010	Disability	Discriminatory refusal to negotiate for rental Discriminatory advertising, statements, and notices Failure to make reasonable accommodation	Complaint withdrawn by complainant without resolution	
11/12/2010	Race	False denial or representation of availability - rental Discriminatory refusal to rent	Not available	Not available

Figure 28: Federal Fair Housing Complaints

Source: US Department of Housing and Urban Development – Chicago field office

It is obvious from the two previous figures that the most prevalent pattern is claims based upon disability status. The second trend or pattern is the overall lack of complaints. Anecdotal evidence suggests that there is housing discrimination, particularly in rentals, for many other protected classes; however, disenfranchised persons are often unwilling, unable, or unfamiliar with how to pursue a fair housing claim.

Focus Group Results

More than 30 different housing advocates and professionals gathered for a series of four different focus groups in order to inform the secondary data that was gathered for this process. The individuals represented groups such as Independent Living Resources, Riverfront residential and vocation assistance, Couleecap, New Horizons, and the La Crosse City Council. In addition, the annual public meeting to celebrate Fair Housing month focused on the AI. This luncheon provided an opportunity for members of the Equal Opportunity Commission, members of the real estate community, and members of the general public to voice their opinion on fair housing concerns facing the City of La Crosse.

There were several themes which were common throughout all of the focus groups – mainly of which serve as the foundation for recommendations made in the Action Plan section of this document. For ease of analysis, the results from the focus group are presented in the following categories: administrative impediments, regulatory impediments, quality impediments, spatial impediments, financial impediments, and discriminatory impediments. The following bulleted lists solely represent the opinions and perceptions of focus group participants and ought not to be assumed factual.

Administrative Impediments

- The priorities of the housing program are perceived as unclear. The projects that are funded are not clearly meeting the stated goals of the program.
- The City's rehab standards are not written down.
- There is confusion about the three layers of fair housing law
- There is confusion as to how to file a fair housing complaint/forms are confusing
- There is confusion about fair housing law vs. landlord tenant laws
- Rehabilitation loan program not taken advantage of
- No coherent housing plan
- Piecemeal system of providing housing services (different non-profits, churches, government, etc.)
- Lack of programs to help rental properties
- Lack of understanding from the upper echelons of City government on what is necessary and how to 'work outside the box' to provide necessary services

Regulatory Impediments

- The La Crosse fair housing law is ambiguous
- The City's property taxes are too high
- There is a perceived gap between code violations and enforcement.
- There are not programs which serve landlords who have figured out how to be successful
- The maximum \$25,000 available through the rehab program is not adequate funding to rehab a severely blighted property
- There is a moratorium on rental property inspection. The self-certification process is not successful.
- The Housing Authority is not able to adequately provide housing for hard-to-place clients (out of the jurisdiction of the City)
- Housing Authority policies seen as too restrictive and unrealistic (out of the jurisdiction of the City)

Quality Impediments

- Housing units available to LMI clients are very run-down
- Housing stock throughout the City very old
- “Student ghetto” becoming more and more rundown as higher quality student housing is constructed
- Lack of accessible units/immediate assistance for accessible units is necessary
- Lack of transitional housing units
- Lack of rental options for large families
- Lack of parking available with rental units (especially in the winter)

Spatial Impediments

- Lack of affordable housing in nice neighborhoods
- Affordable housing located in areas that are high in crime

Affordability/Financial Impediments

- Current economic climate makes it more difficult to qualify for a mortgage
- Lack of high-end properties available within the City (losing tax base)
- Too much emphasis within City’s housing programs on home-ownership; money needs to be available for affordable rentals

Discriminatory Impediments

- Stigma attached to renting to certain protected groups
- Stigma attached with affordable housing (NIMBY)
- Discrimination against single mothers
- Discrimination against single fathers
- Discrimination against people with mental health problems
- Lack of assistance for immediately necessary accessibility improvements
- Landlords discussed using C-cap for discriminatory purposes – no written standards on what they accept what they don’t

Identification of Impediments to Fair Housing and Recommended Municipal Activities to Alleviate Impediments to Fair Housing

During the data collection and analysis, and the focus groups and other public participation processes, there were many impediments, both real and perceived, to fair housing that could be addressed. This section details the most pervasive and realized impediments to fair housing and outlines recommended municipal activities that will help alleviate these impediments to fair housing.

Administrative Impediments

Lack of Education about Fair Housing Issues and Resources

It is imperative that the City actively *affirmatively further fair housing* and this means making sure that City residents are informed and educated on their fair housing rights and how to file a claim. It appears that there is currently disparate effort by the many different housing and service organizations to provide fair housing education, but anecdotal evidence suggests that there is a severe lack of understanding of fair housing laws and how to file a fair housing claim. The simple lack of fair housing complaints also suggests that the public is unaware of their fair housing rights and/or how to file a complaint.

- *Increase knowledge and awareness of fair housing rights and procedures*
 - Create a concise packet of information on fair housing, along with a complaint form that can be used to file a claim with the City of La Crosse. Include the state and federal complaint forms in the packet. (These forms may be found in Appendix D.)
 - Make this packet/complaint form easily available on the web. Currently when you search their website – there is no viable information that readily comes up.
 - Make this packet available to all different housing and service providers so everyone has the same information.
 - Produce this information in English, Spanish, and Hmong.
 - Include information on fair housing rights and responsibilities in the rental registration information that is landlords are required to submit to the City.
- *Streamline the City's Discrimination Complaint Process*
 - Draft an internal memo for all City Hall employees with the proper instructions as to how to deal with a fair housing complaint
 - Create an intake form that outlines the process. Offer this form with the educational materials recommended above.

Lack of Internal Capacity to Meet all the Diverse Housing Needs of La Crosse residents

Currently, the City's housing program serve home-owners. As a City that is almost 50% rentals, it is imperative that the City also serve the needs of renters. The condition of the rental properties in the City is declining.

➤ *Ensure that the City's programs serve the needs of renters*

- If the City is unable to create a program to increase the quality of rental properties, consider funding another organization to improve the rental quality within the City.
- Pursue opportunities to partner with organizations that offer transitional housing programs
- Pursue opportunities to partner with organizations that offer emergency services to renters

Lack of a clear housing plan

There are many different organizations that are providing housing services within the City and the County. In order to ensure that service providers are able to work together to provide all necessary services, it is necessary for the City to have a cohesive housing plan.

➤ *Use the Consolidated Planning process to catalyze and convene housing service providers within the City.*

The City is required, per HUD, to complete a Consolidated Plan every five years. The development of a Consolidated Plan provides an opportunity for the City to bring together groups and individuals who may have shared interests and goals but may not otherwise intersect. Using the Consolidated Plan as a platform, bringing different service providers and housing professionals together will increase collaborative efforts and ensure that there is not a duplication of programs offered.

Regulatory Impediments**Ambiguous Fair Housing Ordinance**

The City's current Fair Housing ordinance contains many ambiguous statements. In its current condition, it increases the confusion about fair housing laws in the City.

➤ *Update the City's Fair Housing Ordinance*

- The local fair housing ordinance ought to *at minimum* be updated for consistency. Each protected class ought to be clearly defined in the definitions section.
- In addition, MSA's recommends that the ordinance also be updated to include three new protected classes:
 - Status as a victim of domestic abuse, sexual abuse, or stalking
 - Perception of a disability
 - Status as a member of the United States military

The first two additional protected classes will bring the City of La Crosse's ordinance up to the standards set forth by the State of Wisconsin. This will help ensure consistency between the regulations and may also foster increased understanding. The third protected class – status as a member of the United States military – was the recommendation of the City's Equal Opportunities Commission.

Moratorium on Residential Rental Inspection Ordinance

The moratorium on the residential rental inspection program exacerbates the declining rental stock within the City.

➤ *Reinstate the Residential Rental Inspection Ordinance*

- Lift the moratorium on the residential rental inspection ordinance, focusing on units that have not previously been inspected.
- Ensure that this ordinance is duly enforced. City data shows that the number of building code violations has been declining since 2005. It is suspected that this is due to enforcement, not due to an improvement in housing quality.

Quality Impediments**Lack of quality affordable housing**

Most of the City's housing stock is older. Older units are an excellent opportunity for providing affordable housing; however, older units often need more maintenance and repair to keep them from declining in value.

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

The City ought to continue existing housing programs to increase the quantity of affordable, quality housing units. During the preparation of the AI, it was brought up that participation in these programs has been declining; if participation continues to decline, consider different programs to address the quality impediments found within the City.

Spatial Impediments**Census Tracts 2 and 9 are particularly prone to fair housing violations**

Census Tracts 2 and 9 are particularly prone to fair housing violations given the high percentage of minorities and the high percent of persons below the poverty line. The City ought to be particularly mindful to address fair housing issues in these areas. This analysis is confirmed by focus group participants opinions.

➤ *Prioritize investment in housing in Census Tracts 2 and 9*

Give priority for the Rehabilitation Program and the Replacement Housing Program to homes that are located in Census Tracts 2 and 9.

Financial/Affordability Impediments

Lack of Loans for Home Improvements

The HMDA data shows that there are very few home improvement loans throughout the City. This is alarming because the condition of the housing stock in the City is declining.

➤ *Continue to promote and implement the Rehabilitation Program*

This program has proven successful at improving the condition of housing within the City. Continue to find new applicants for this program.

Lack of Loans to Minorities

The HMDA data shows that minorities are much less likely to originate a conventional loan. If they secure a loan, it is more likely to be a non-conventional loan.

➤ *Provide education and information to local lenders on predatory lending practices*

The inability to secure a mortgage, refinance, or home improvement loan is clearly a barrier to housing choice. If this barrier is caused in response to membership to a protected class, it is an impediment that City ought to strive to eliminate by providing continual educational resources. This is particularly relevant as the Fair Housing Partnership is not active, and appears to be the primary platform for educating banking professionals.

➤ *Continue to provide credit and home-buying education to citizens of La Crosse*

Various focus group participants mentioned credit counseling and home-buying education opportunities which are offered throughout the City. The City ought to coordinate with these groups to continue these efforts.

Discriminatory Impediments

Lack of Housing Units Available for Disabled Persons:

Analysis of the fair housing complaints shows that there have been limited claims in the past six years, and that claims based upon disability are the most prevalent. The identification of this impediment is consistent with some of the focus group feedback that indicated that housing for persons with disabilities is in short supply and that there is a lack of available resources for persons who become disabled. The age of the City's housing stock places limitations on the accessibility of some of the housing units, however the impediment could be resolved by increasing the number of accessible units within the City.

➤ *Adopt Visitability Requirements for houses that are funded through the Rehab and Replacement Housing programs, and for new home buildings.*

If local building codes are updated, require visitability, at minimum, in houses that are rehabilitated through the City's CDBG and HOME-funded housing programs: the Rehabilitation Program and the Replacement Housing program. This would effectively enable the City to increase the number of units which are accessible to disabled persons, and alleviate the discriminatory impediment against disabled persons.

Appendix A: Maps

Appendix B: Home Mortgage Disclosure Act 2009 data

Appendix C: City of La Crosse Funding Recipients 2005-2009

Appendix D: State and Federal Fair Housing Complaint Form

PY 2014 Action Plan HOME/ADDI # 43 response:

The La Crosse HOME Program/CHDO Loan Payment Repayment Agreement signed at closing will indicate which provision will apply to each property. The Agreement enforces the resale or recapture obligation through a lien, deed restriction, or covenant running with the land. The City's homes will use the recapture provision in the case that there is a second mortgage on the property. The CHDO homes will always use the recapture provision. The resale provision will be used by the City of La Crosse in the case that no second mortgage or downpayment assistance has been provided by the City to the homeowner. If the City works with any other subrecipient for its HOME funds, such as Habitat for Humanity, the resale provision will apply.

Recapture provisions must recoup the HOME investment from available net proceeds obtained from the sale of a house. The aim is to assist other HOME-eligible families.

Resale provisions must limit any subsequent purchase of a HOME-assisted property to income-eligible families, provide the owner with a fair return on investment, and ensure that the house will remain affordable to a reasonable range of low income homebuyers.

The Declaration of Restrictive Covenants (Deed Restrictions) requires that units utilizing HOME funds meet the affordability requirements of the HOME program at 24 CFR 92.254 for homeowner housing and 24 CFR 92.252 for rental housing. Repayment of funds will be required if the housing does not meet the affordability period requirements for the specified time period, commencing on the date of completion of construction or rehabilitation and submission of a project completion report to the CITY. To ensure affordability, recapture or resale restrictions will be triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability. A copy of the recorded deed restrictions must be given to the City.

1. In the event that the property is sold during the 15 year affordability period, the following recapture conditions will be met:
 - a. Under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit.
 - b. The CHDO and/or PJ will recapture the full amount of the HOME direct subsidy out of the net proceeds of the sale of the property. The net proceeds mean the sale price minus non-HOME loan repayment and closing costs.
 - c. If there are no net proceeds or insufficient proceeds to recapture the full amount of HOME investment due, the amount subject to recapture must be limited to what is available from net proceeds.
 - d. If the net proceeds are not sufficient to recapture the full amount of HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvements made to the property during the period of occupancy, the homeowner's investment will be repaid in full before any HOME funds are recaptured.
 - e. If no direct subsidy is provided to the homebuyer to allow for the purchase of the unit, then the resale provisions must be imposed.
2. A resale provision must be used for projects that involve HOME assistance paid to the CHDO as owner/developer, but with no additional assistance to the buyer, meaning no direct subsidy was provided to the homebuyer that enabled the homebuyer to purchase the unit. This is because there are no funds that are subject to recapture.
 - a. Under the resale provision, the affordability period is based on the total amount of HOME funds used to assist the property and the buyer.

b. In the event that the resale provisions will be used, the CHDO must inform the homebuyer prior to the closing of the sale of the property and incorporate the resale provisions provided in Attachment B in the written agreements with the homebuyer.

A resale provision must be used for projects that involve HOME assistance paid to the CHDO as owner/developer, but with no additional assistance to the buyer. This is because there are no funds that are subject to recapture.

In the event that there is no direct subsidy to recapture, the HOME resale provisions will be imposed prior to the sale of the property to the homebuyer. The affordability period will be based on the total amount of HOME funds used to assist the property and the buyer. The homebuyer must sell to another Low-Income homebuyer who earn less than 80% of the County Median Income, with the new home being affordable to the new buyer. The new homebuyer may not pay more than 33 percent of gross income for Principal, Interest, Taxes and Insurance (PITI).

In certain circumstances, the CITY may permit a new homebuyer to assume the CHDO loan and affordability restrictions, i.e., the CITY will not require the full repayment of the initial HOME subsidy. The HOME subsidy would be transferred to the new buyer and the remaining affordability period will remain with the property unless additional HOME assistance is provided to the new buyer.

As required under the HUD regulations, the homebuyer for whom a resale restriction is enforced will be allowed a fair return when selling to another income eligible buyer. The seller (i.e., the original buyer) will be allowed to retain their original investment in the property (i.e., down payment) plus the cost of any improvements made to the property.

During the period of affordability, the last recorded purchase price will generally be the minimum restricted price at the time of resale. Neither the minimum nor the maximum restricted resale price is guaranteed to the owner. If the restricted price exceeds the actual market value, the owner may have to accept the lower price. HOME-assisted units must be maintained in good condition in order to receive the maximum restricted price.

Recording the Resale Policy – The CITY’s Resale Policy shall be included in the written HOME Agreement with the buyer. The Resale Agreement must be recorded via a deed restriction or land covenant.

Foreclosure and Resale – Foreclosure also triggers Resale provisions. Under a foreclosure scenario the CHDO must ensure the house is sold to another low-income buyer, as defined by HUD, at an affordable price. The CITY has a right of first refusal under a foreclosure scenario and reserves the right to purchase the property prior to or at foreclosure sale.

General Review Criteria	Conclusion	Comments/Basis for Conclusion
<p>A2: If the PJ will use subrecipients, State recipients, urban county or consortium members, CDDOs or other entities to provide the homebuyer assistance, are the resale or recapture provisions to be used by these entities submitted for HUD review and approval as part of the Annual Action Plan?</p> <p><u>Explanation:</u> All resale or recapture provisions to be used in a PJ's program must be reviewed and approved by HUD before the PJ can use any HOME funds for homebuyer projects using those provisions.</p> <p><u>Field Office Action:</u> If yes, proceed with your review. If no, you must contact the PJ and ask that it submit the resale and/or recapture provisions to be used by one or more of these entities before the end of the 45-day Annual Action Plan review period. If this is not possible or the PJ fails to respond or submit an acceptable revision, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale and/or recapture provisions and the entity may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale and/or recapture provisions to be used.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p>N/A <input type="checkbox"/></p>	<p>See 2014 Action Plan attached, page 24. (orange tag)</p>

General Review Criteria	Conclusion	Comments/Basis for Conclusion
<p>A3: If the PJ proposes to use more than one set of provisions (e.g., both resale and recapture, different sets of recapture provisions), does the Annual Action Plan provide an explanation of the circumstances under which each form will be used?</p> <p><u>Explanation:</u> For example, a PJ may use recapture provisions for its HOME downpayment assistance program, but impose resale provisions on homebuyer units newly constructed with HOME funds by its CHDO. The Annual Action Plan must explain when it will use each set of provisions.</p> <p><u>Field Office Action:</u> If yes or N/A, proceed with your review. If no, you must contact the PJ and ask that it revise its discussion of its resale and/or recapture provisions to include an explanation of the circumstances under which each set of provisions will be used before the end of the 45-day Annual Action Plan review period. If this is not possible or the PJ fails to respond or submit an acceptable revision within the review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale and/or recapture provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale and/or recapture provisions to be used.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Yes, we will use both See page 24 (1)</p>

Recapture Provisions	Conclusion	Comments/Basis for Conclusion
<p>Recapture Provisions permit the HOME-assisted homebuyer to sell their unit at any time during the period of affordability, to any willing buyer, and at the price the market will bear. The PJ imposes recapture provisions by written agreement and by recorded lien. In the event of a voluntary or involuntary sale during the period of affordability, the PJ must recapture the amount specified under its recapture provisions.</p> <p>B1: Do the provisions reflect one of the following models?</p> <ul style="list-style-type: none"> - PJ recaptures entire amount; - Pro rata reduction of recapture amount during affordability period; - Owner recovers entire investment (down payment and capital improvements) before PJ recaptures HOME investment; - Shared net proceeds in event of insufficient net proceeds; - PJ-developed or modified provisions. <p>Explanation: The HOME regulations at 24 CFR 92.254(a)(5)(ii)(A) list four acceptable recapture models and permit PJs to adopt, develop or modify their own recapture requirements for HUD approval.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Specify: See page 241 b. (2)</p>

Recapture Provisions	Conclusion	Comments/Basis for Conclusion
<p>B2: Are the provisions described in adequate detail for the HUD Reviewer and interested members of the public to understand the PJ's method for recapturing funds?</p> <p><u>Explanation:</u> The Annual Action Plan must describe the recapture provision(s) to be used in sufficient detail for HUD and the public to understand which provisions it has chosen and how they will be implemented. Provisions that simply cite or repeat HOME regulations are not acceptable. The provisions must be described in the Annual Action Plan. Similarly, if the PJ has developed its own provisions or made modifications to the regulatory models, it must describe those provisions in sufficient detail.</p> <p><u>Field Office Action:</u> If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its discussion of its recapture provisions to include sufficient detail to permit HUD and the public to understand the recapture requirements being adopted. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its recapture provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the recapture provisions to be used.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>See pg. 24 I.a-e</p>

Recapture Provisions	Conclusion	Comments/Basis for Conclusion
<p>B3: Do the provisions indicate that the amount subject to recapture is the direct subsidy received by the homebuyer?</p> <p><u>Explanation:</u> Direct subsidy includes HOME investment that enabled the homebuyer to purchase the property. This includes down payment assistance, closing costs, or other HOME assistance provided directly to the homebuyer and/or the difference between the fair market value of the property and a reduced sales price attributable to HOME development assistance. Development subsidies (i.e., the difference between the cost of producing the unit and the fair market value of the unit) cannot be subject to recapture since the homebuyer did not realize a direct benefit from these funds.</p> <p><u>Field Office Action:</u> If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its recapture provisions to state that only direct subsidy to the homebuyer is subject to recapture. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its recapture provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the recapture provisions to be used.</p>	<p>Conclusion</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>See page 24 l.a. (3)</p>

Recapture Provisions	Conclusion	Comments/Basis for Conclusion
<p>B4. Do the provisions limit the amount to be recaptured to the net proceeds available from the sale?</p> <p><i>Explanation:</i> The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The PJ must limit the amount subject to recapture to the net proceeds available from the sale. This limitation applies to all units regardless of the type of recapture provisions used or to the nature of the sale (voluntary sales including short sales, and involuntary sales including foreclosures). Any recapture provisions that do not explicitly include this limitation are unacceptable and cannot be approved.</p> <p>Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its recapture provisions to state that its recapture provisions limit the amount to be recaptured to the net proceeds of the sale. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HCLD is disapproving its recapture provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HCLD has approved the recapture provisions to be used.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Yes, see page 24 1b. (4)</p>

Resale Provisions	Conclusion	Comments/Basis for Conclusion
<p>Resale Provisions preserve the affordability and availability of the HOME-assisted homebuyer unit to low-income households for the entire period of affordability. The P.J controls the resale price by establishing an objective methodology for determining what is a fair return to the original homebuyer, in an effort to make the property affordable to a reasonable range of low-income homebuyers. If the established resale price is not affordable to the subsequent low-income homebuyer, the P.J may be required to provide additional assistance to that homebuyer — but may not adjust the resale price as a result.</p>		<p>Yes, please see page 24 (5) Under #2, paragraph #10</p>

Resale Provisions	HUD Form	Conclusion	Comments/Basis for Conclusion
<p>Q1: Does the resale provision limit resale of the property during the HOME period of affordability only to a buyer whose family qualifies as a low-income family?</p> <p>Explanation: Resale provisions that permit resale of a HOME-assisted unit to a subsequent homebuyer who is not low-income - regardless of the circumstance - are not acceptable. Resale provisions that provide a recapture option to facilitate sale to a subsequent buyer who is not income-eligible (i.e., resale/recapture hybrids) are not acceptable.</p> <p>Field Office Action: If yes, proceed with your review. If no, you must contact the PI and ask that it revise its resale provision to state that the housing may only be resold to a family that qualifies as low-income. If this is not possible or the PI fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PI in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PI has submitted and HUD has approved the resale provisions to be used.</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>page 24 (6), 4th paragraph</p>	

Resale Provisions blue box	Conclusion	Comments/Basis for Conclusion
<p>C2: Does the provision contain a specific definition of "fair return on investment?"</p> <p>Explanation: The provision describes in detail what return homebuyers can expect if they sell their unit during the period of affordability. The PJ is expected to identify an objective standard or index that will determine "fair return" on resale. (see C3)</p> <p>Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its resale provision to include a definition of "fair return on investment." If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale provisions to be used</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>see (5), page 24 provides detailed definition</p>

Resale Provisions based upon an objective index or standard?	Conclusion	Comments/Basis for Conclusion
<p>C3: Is fair return based upon an objective index or standard?</p> <p><i>blue tag</i></p> <p>Explanation: An objective standard or index is concrete and publicly accessible and can be easily measured at the time of original purchase and at resale. Examples include: a percentage of the change in median sales prices over the period of ownership, the percentage change in area median income over the period of ownership, and the percentage change in the Consumer Price Index over the period of ownership. In depressed or declining markets, a loss on investment can constitute a fair return. A standard that ties the return to the original homebuyer to the price that a specific homebuyer or a defined group of low-income homebuyers are able to pay does <i>not</i> constitute fair return and is not acceptable.</p> <p>Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its resale provisions to specify the standard or index that will be applied upon resale to provide a fair return to the homebuyer. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale provisions to be used.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>#(7), page 25, 4th paragraph The last recorded purchase price with be the minimum restricted price at the time of resale</p>

Resale Provisions	Conclusion	Comments/Basis for Conclusion
<p>C4: Does the basis upon which fair return is calculated include the homebuyer's original investment in the property and the increase in market value attributable to homebuyer investments in or capital improvements to the property?</p> <p>Explanation: The provision must specifically state that the basis for calculating fair return is the original investment by the homebuyer and specific types of upgrades or additions that will add value to the property. (Generally, replacing worn or dated components such as appliances or carpet would not be considered an improvement that adds value). The provision must address the types of changes that it will or will not include in that basis.</p> <p>Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its resale provisions so that homebuyer investment includes both the homebuyer-provided down payment and homebuyer-financed improvements that would increase the value of the home. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale provisions to be used.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Yes, please see # (5) indicated. It is based on this, page 25</p>

Resale Provisions	Conclusion	Comments/Basis for Conclusion
<p>C5: Does the resale provision specifically define "reasonable range of low-income buyers" and does it specifically define that range of low-income persons?</p> <p><u>Explanation:</u> The provision must specifically define what constitutes a reasonable range of low-income buyers in its communities (e.g., between 70% and 80% of area median income). Specifying a family at 80% of area median income is not acceptable because it does not constitute a range of low-income buyers.</p> <p><u>Field Office Action:</u> If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its resale provisions to specifically define a reasonable range of low-income buyers. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale provisions to be used.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><i>This is defined as low-income buyers as defined by HUD and as it includes anyone earning 80% of the CMF and below - see (10), page 25</i></p>

Resale Provisions	Conclusion	Comments/Basis for Conclusion
<p>C.6 Does the resale provision specifically describe how the PJ will ensure that the housing remains affordable to the defined range of low-income buyers?</p> <p>Explanation: The PJ cannot require that the resale price be set based solely upon what is affordable to a specific buyer or the defined range of low-income buyers, since this would not provide a fair return on the original homebuyer's investment. Consequently, the PJ must outline the steps that it will take to ensure that the property is affordable to a defined range of low-income homebuyers (note that this does not guarantee affordability to a specific homebuyer whose income is lower than the defined range). These steps may include the provision of down payment or second mortgage assistance, first mortgage interest write-downs, or other mechanisms that enhance affordability.</p> <p>Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and ask that it revise its resale provisions to specify a standard that will ensure affordability to the range of low-income buyers identified by the PJ, or to specify what steps it will take to ensure affordability to subsequent low-income buyers. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any TIOVT funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale provisions to be used.</p>	<p>Conclusion</p> <p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>Page 25, (6) it is defined as the homebuyer. Not pay's more than 33% of their gross income for Principal, Interest, Taxes, Insurance,</p>

Presumption of Affordability	Conclusion	Comments/Basis for Conclusion
<p>D1: If the PJ plans to use a presumption of affordability instead of enforcement mechanisms to meet the resale requirement, does the resale provision identify specific neighborhoods that will be subject to the presumption of affordability? <i>Not Applicable</i></p> <p><u>Explanation:</u> A presumption of affordability cannot be sought or approved for an entire PJ. The presumption can only be made on a neighborhood basis.</p> <p><u>Field Office Action:</u> If yes, proceed with your review. If the presumption is not neighborhood or neighborhood(s)-specific, you must reject the presumption, and prohibit the PJ from using any HOME funds without imposing either resale or recapture requirements. The PJ may resubmit a new presumption request for HUD's approval at any time during the program year. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45 day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its resale provisions and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the resale provisions to be used.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p><i>City will advise presumption of affordability</i> <i>N/A</i></p>

Presumption of Affordability	Conclusion	Comments/Basis for Conclusion
<p>D2: If this is a new request or renewal of a presumption issued previously, did the PJ submit a recent market analysis for each neighborhood for which approval of the presumption of affordability is sought?</p> <p>Explanation: The PJ must submit a separate market analysis for each neighborhood for which it seeks approval of a presumption of affordability, except that it can perform a combined market analysis for a limited number of contiguous neighborhoods that are similarly situated with respect to demographic profile, housing market, and economic conditions. The analysis must be recent (performed within the last 12 months).</p> <p>Field Office Action: If yes, proceed with your review. If the PJ did not submit a market analysis, did not submit analyses for all neighborhoods, or submitted analyses that were not completed within the last 12 months, you must contact the PJ and ask that recent market analyses supporting the presumption be submitted. If the analyses are not submitted timely, you must reject the presumption, and prohibit the PJ from using any HO MF funds without imposing either resale or occupancy requirements. The PJ may resubmit a new presumption request for HUD's approval at any time during the program year.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> N/A</p>	<p><i>Not applicable</i></p>

Presumption of Affordability	Conclusion	Comments/Basis for Conclusion
<p>D3: If the market analysis was originally submitted with a previous year's Annual Action Plan, does the Plan indicate that the PJ has determined that an updated analysis is not warranted by any changes in the neighborhood's market conditions?</p> <p><u>Explanation:</u> If the PJ becomes aware that significant changes in a neighborhood's market conditions since the preparation of market analysis make continuation of the presumption of affordability inappropriate, it must indicate that in its Annual Action Plan. The PJ must indicate in the Annual Action Plan that, in the absence of significant changes, it is continuing its use of the presumption of affordability for another program year.</p> <p><u>Field Office Action:</u> If yes, proceed with your review. If no, you must contact the PJ and ask that it revise and include this information in the prescription section of its Annual Action Plan before continuing your review. If this is not possible or the PJ fails to respond or submit an acceptable revision within the 45-day review period, you must inform the PJ in the Annual Action Plan approval letter that HUD is disapproving its presumption of affordability and it may not use any HOME funds to undertake any activities related to homebuyer assistance until the PJ has submitted and HUD has approved the presumption of affordability.</p>	<p>Conclusion</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p>	<p><i>Not applicable</i></p>

Presumption of Affordability	Conclusion	Comments/Basis for Conclusion
<p>D2: If this is a new request or renewal of a presumption issued previously, did the PJ submit a recent market analysis for each neighborhood for which approval of the presumption of affordability is sought?</p> <p>Explanation: The PJ must submit a separate market analysis for each neighborhood for which it seeks approval of a presumption of affordability, except that it can perform a combined market analysis for a limited number of contiguous neighborhoods that are similarly situated with respect to demographic profile, housing market, and economic conditions. The analysis must be recent (performed within the last 12 months).</p> <p>Field Office Action: If yes, proceed with your review. If the PJ did not submit a market analysis, did not submit analyses for all neighborhoods, or submitted analyses that were not completed within the last 12 months, you must contact the PJ and ask that recent market analyses supporting the presumption be submitted. If the analyses are not submitted timely, you must reject the presumption, and prohibit the PJ from using any HOME funds without imposing either resale or recapture requirements. The PJ may resubmit a new presumption request for HUD's approval at any time during the program year.</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> N/A</p>	

Presumption of Affordability	Conclusion	Comments/Basis for Conclusion
<p>D4: Does the market analysis include the following:</p> <ul style="list-style-type: none"> An evaluation of the location and characteristics of the housing and residents in the neighborhood (e.g., sale prices, age and amenities of the housing stock, incomes of residents, percentage of owner-occupants) in relation to housing and incomes in the housing market area? An analysis of the current and projected incomes of neighborhood residents for an average period of affordability for homebuyers in the neighborhood that supports the conclusion that a reasonable range of low-income families will continue to qualify for mortgage financing? <p>Explanation: The market analysis, which can include a combined market analysis for a limited number of contiguous neighborhoods that are similarly situated with respect to demographic profile, housing market, and economic conditions, must contain this evaluation and the analysis of the data must support the conclusion that a reasonable range of low-income families will continue to qualify for mortgage financing.</p> <p>Field Office Action: If yes, proceed with your review. If no, you must contact the PJ and request that an acceptable market analysis be submitted. If the analysis is not submitted timely, you must reject the presumption, and prohibit the PJ from using any HOME funds without imposing either resale or recapture requirements. The PJ may resubmit a new presumption request for HUD's approval at any time during the program year.</p>	<p>Conclusion</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p>NOT applicable</p> <p>N/A</p>

Presumption of Affordability	Conclusion	Comments/Basis for Conclusion
<p>D5: Does the information presented in the market analysis support the PJ's conclusion that the following conditions are likely to be met in the event of a resale of the HOME-assisted housing located in the neighborhood during the affordability period without the imposition of enforcement mechanisms by the PJ:</p> <ul style="list-style-type: none"> - the housing will be available and affordable to a reasonable range of low-income homelayers; - a low-income homebuyer will occupy the housing as a principal residence; and - the original owner will be afforded a fair return on investment? <p>Explanation: The market analysis must support the conclusion that housing may be presumed to meet the resale restrictions. If the analysis is flawed or does not support this conclusion, the HUD Field Office must disapprove the presumption of affordability.</p> <p>Field Office Action: If yes and all other requirements related to the presumption have been met, you may approve the presumption of affordability. If no, you must reject the presumption of affordability and require the use of approved resale or recapture provisions in the neighborhood(s).</p>	<p>Conclusion</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p>	<p><i>Not applicable</i></p>

