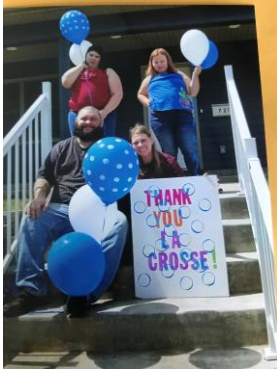


2019-2020 Consolidated Annual Performance & Evaluation Report Summary



Steve—Veteran at Garden Terrace

Western Technical College—2130 Kane St



Homelessness to housing



William Paulson—Housing Rehab Client

CR-05 - Goals and Outcomes

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

91.520(a)

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

Overview

This year, the City of La Crosse invested \$2.4 million in affordable housing, neighborhood revitalization, and economic development through Community Development Block Grant (CDBG) and HOME-funded programs. The City earned \$1.095 million in program income, through loan repayments. These funds leveraged an additional \$6.6 million in funding from private, local. Federal funds. So for every \$1 spent, another \$3.50 was leveraged. 54% of the City's resources were spent in targeted areas for revitalization (NRSA). The Replacement Housing Program won the Wisconsin Economic Development award for Talent Retention.

Neighborhood Revitalization

“ This year, the City of La Crosse sold 4 affordable homes in partnership with Western Technical College and Central High School. Its partners Habitat for Humanity and Couleecap sold 2 significantly renovated homes. 5 market-rate homes were sold by the City and its private sector partners in the Powell Poage Hamilton and Washburn Neighborhood (total 11). The homeowners work for Kwik Trip, Bimbo Bakery, the City of La Crosse Library, Gundersen. These homes will add about \$1.1 million in tax base.

“ 58 Western Technical College students and Central High School students helped build City homes this year. Central HS Seniors in the program went on to pursue a career in the construction or engineering. Western graduates went on to work for Wieser Brothers, Jurowski Construction, Kirchner, Creative Cabinets.

“ Housing Repairs. The City incentivized over \$559,000 in significant repairs to older homes. Twelve (12) low-income homeowners received CDBG loans and another 5 homeowners received Renovation loans. These loans allowed for families to make their homes safer for children and allowed elderly individuals to age in place.

“ 212 housing units addressed property issues as a result of the new Chronic Nuisance Technician, funded by CDBG. The program has resulted in landlords cleaning up all of their properties and better screen their tenants.

Affordable Housing

The Garden Terrace project was finally completed in July 2019, resulting in the City incentivizing over 110 new workforce housing units in this Consolidated Plan. The three projects added \$3 million in new tax base. At the Garden Terrace, Veterans have a strong sense of community and enjoy volunteering at the nearby Community Garden.

Economic Development

The City, Couleecap, and WWBIC helped 51 businesses start-up or expand. This include the City's new Minority Women-Owned Business Grant program, which helped launch 3 new women-owned businesses- Merengue Bakery, Tease Salon, and the Green House.

Alleviate Poverty and Prevent Homelessness.

Through its partner agencies, the City assisted 822 people in access emergency shelter or find housing. An additional 1936 youth and families received positive adult mentoring services, accessed fresh foods at the Kane Street Garden, received child abuse prevention services. The La Crosse Area Family Collaborative helped a single mother and her 5-year old son exit an abusive relationship, find housing, enroll in school, and find child care. They had struggled with homelessness since he was born. ILR worked together to help a deaf woman, staying at the Warming Shelter and homeless for one and half years, get housed.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administer CDBG/HOME Program	Administration	CDBG: \$ / HOME: \$30000	Other	Other	1	0	0.00%	1	1	100.00%
Alleviate poverty and increase self-reliance.	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	17791	71.16%	2100	1936	92.19%
Alleviate poverty and increase self-reliance.	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Alleviate poverty and increase self-reliance.	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				

Alleviate stormwater and flooding issues	Stormwater, Sewer Management, Flooding	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5000	5000	100.00%			
Improve code enforcement	Affordable Housing Code Enforcement	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5000	4536	90.72%	100	212	212.00%
Improve Neighborhood Livability	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		2000	200	10.00%
Improve Neighborhood Livability	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10000	10000	100.00%			
Improve Neighborhood Livability	Non-Housing Community Development	CDBG: \$	Other	Other	2	2	100.00%	1	1	100.00%
Increase affordable housing	Affordable Housing Homeless	CDBG: \$ / HOME: \$0	Rental units constructed	Household Housing Unit	150	110	73.33%			
Increase affordable housing	Affordable Housing Homeless	CDBG: \$ / HOME: \$0	Rental units rehabilitated	Household Housing Unit	50	25	50.00%			

Increase affordable housing	Affordable Housing Homeless	CDBG: \$ / HOME: \$0	Housing for Homeless added	Household Housing Unit	30	24	80.00%			
Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		65	103	158.46%
Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	2	8	400.00%			
Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	100	89	89.00%	5	17	340.00%
Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	2	133	6,650.00%	34	51	150.00%
Increase economic opportunities	Non-Housing Community Development	CDBG: \$	Other	Other	0	0			0	
Prevent and end homelessness	Homeless	CDBG: \$ / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75	690	920.00%	500	538	107.60%
Prevent and end homelessness	Homeless	CDBG: \$ / HOME: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	75	166	221.33%	13	13	100.00%

Prevent and end homelessness	Homeless	CDBG: \$ / HOME: \$0	Homeless Person Overnight Shelter	Persons Assisted	3000	5556	185.20%	400	415	103.75%
Prevent and end homelessness	Homeless	CDBG: \$ / HOME: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Prevent and end homelessness	Homeless	CDBG: \$ / HOME: \$0	Homelessness Prevention	Persons Assisted	0	0		100	155	155.00%
Repair aging housing infrastructure	Affordable Housing	CDBG: \$ / HOME: \$45293	Rental units rehabilitated	Household Housing Unit	25	20	80.00%			
Repair aging housing infrastructure	Affordable Housing	CDBG: \$ / HOME: \$45293	Homeowner Housing Rehabilitated	Household Housing Unit	75	70	93.33%	18	12	66.67%
Replace dilapidated housing structures	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	25	24	96.00%	2	6	300.00%
Replace dilapidated housing structures	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	

Replace dilapidated housing structures	Affordable Housing	CDBG: \$ / HOME: \$	Buildings Demolished	Buildings	25	0	0.00%	2	3	150.00%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

In replacing and demolishing existing housing and adding affordable housing, including permanent housing for the homeless, La Crosse is performing very well. We also have been quite successful in assisting businesses and promoting economic development. We launched innovative programs such as one to provide permanent housing to homeless families. We were able to add a green house to the Hunger Task Force's Community Garden through a partnership with Impact Seven. We launched a Minority-Women Owned Business Grant program and helped several women-owned businesses. This year, for the first time, we funded a Chronic Nuisance Technician, which helps focus the City's efforts on improving dilapidated housing in low-income neighborhoods. The Replacement Housing Program continued to partner with Western Technical College Wood Tech students and Central High School students to create new affordable housing in La Crosse. We continue to see a large demand in La Crosse for affordable housing. The Housing Rehabilitation program set a goal of completing 15 projects and this year completed 12, while also completing 3 market-rate renovation programs. 6 new affordable homes were sold. For the first time CDBG, also funded a mentorship program through Big Brother Big Sisters and homeless outreach providers through a partnership between ILR and CCEH. Finally, the City funded two major park renovation projects that are anticipated to have a large impact on the City of La Crosse- Burns Park and Trane Park.

Overall, for the City's 5-Year Plan, it succeeded in meeting or exceeding most of its goals and found that partnering with multiple agencies and organizations led to successful projects. In adding new affordable, rental housing, La Crosse fell short of its goals but considered the projects that did come to fruition as a win for the City, as it resulted in 110 new affordable housing units. Staff discovered that partnering with Low-Income Housing Tax Credits is complex and can result in projects not being funded and large dollar amounts necessary to support the project. No green infrastructure projects were accomplished, as the ongoing maintenance was a concern and there were no projects in the City's priority areas planned by Engineering. The City also fell slightly short of its goals for rehabbing rental units, again, as marketing a loan program to landlords proved to be more challenging than anticipated. Lack of qualified contractors

to bid on Housing Rehabilitation projects also emerged as a challenge in this 5-year plan.

5-YEAR GOALS	5-YEAR OUTCOMES	Results to Date (2019-2020)	2019 Actual	Percentage of Goal Met
Neighborhood Revitalization				
1. Increase safety and maintenance of homes through code enforcement	5000 housing units make repairs as a result of code enforcement	4536	212	91%
2. Repair aging housing infrastructure	75 units of homeowner housing rehabilitated	70	14	93%
	25 rental units rehabilitated	20	0	80%
3. Demolish dilapidated housing structures and replace with new, affordable housing	30 units of homeowner housing added	24	6	96%
	30 buildings demolished	25	3	
	2 priority neighborhood plan projects implemented	2	1	100%
4. Improve livability, attractiveness, and safety through public infrastructure	(e.g. green spaces, street-scaping, parks)	Powell Park, Trane Park, Burns Park (underway)		
	Street lighting added in census tract 4 or 9, or 2 corridors	2	0	200%
5. Increase storm water captured through green infrastructure	1 green infrastructure project	0	0	0
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	89	50	45%
	35 units for persons transitioning out of homelessness added	21	15	60%
Economic Development				
7. Increase economic opportunities for LMI persons	100 FTE jobs created	89	17	89%
8. Support neighborhood-based businesses	2 businesses assisted	133	51	4100%
Anti-Poverty Services				
9. Prevent and end homelessness in la Crosse	3000 homelesspersons receive overnight shelter	5556	415	185%
	100 homeless persons housed in permanent housing.	373	166	132%
	75 households assisted in obtaining or	690	241	599%
10. Alleviate poverty and increase self-reliance	25,000 LMI persons assisted	17,791.00	1936	63%

Performance Outcomes 2019-2020

Replacement Housing Family 721 Charles St

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	911	25
Black or African American	165	5
Asian	16	6
American Indian or American Native	29	0
Native Hawaiian or Other Pacific Islander	8	0
Total	1,129	36
Hispanic	40	1
Not Hispanic	1,089	35

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

Narrative

This Consolidated Plan, the City also completed its Fair Housing Analyiss.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,611,162	1,630,281
HOME	public - federal	672,293	811,160

Table 3 - Resources Made Available

Narrative

The City earned \$1.095 million in program income, through loan repayments.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide Area	20	50	Nature of activities make it difficult to limit to one part of the city.
Lower Northside Depot	30	25	The City completed the Garden Terrace Project in the Lower Northside Depot neighborhood.
Powell-Poage-Hamilton/Washburn	30	25	Habitat, Couleecap, and the City invested in new housing and housing repairs in this neighborhood.

Table 4 – Identify the geographic distribution and location of investments

Narrative

54% of the City's resources were spent in targeted areas for revitalization (NRSA). This represents \$1,453,000 in resources.

Leveraging

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

These funds leveraged an additional \$6.6 million in funding from private, local. Federal funds. So for every \$1 spent, another \$3.50 was leveraged.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	39,821
2. Match contributed during current Federal fiscal year	62,496
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	102,317
4. Match liability for current Federal fiscal year	43,606
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	58,711

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
3072 (2130 Kane St)	03/15/2020	0	0	0	0	4,320	0	4,320
3072 (2130 Kane) and 3021 (1402 Charles)	07/15/2019	0	0	0	0	34,152	0	34,152
3074 (2918 21st Terrace S)	10/15/2019	0	0	0	0	24,024	0	24,024

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	4,603	0	0	0	4,603	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	6,703	6,703	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		3		181,000		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	15	15
Number of Non-Homeless households to be provided affordable housing units	55	53
Number of Special-Needs households to be provided affordable housing units	0	0
Total	70	68

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	6	7
Number of households supported through The Production of New Units	6	6
Number of households supported through Rehab of Existing Units	17	14
Number of households supported through Acquisition of Existing Units	3	3
Total	32	30

Table 12 – Number of Households Supported

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

The City of La Crosse's Housing Rehabilitation Program completed 12 projects and the goal was 15. The City is funding less loans at a higher dollar amount due to the inflation and the lack of qualified contractors. The City met all other goals. Additionally, due to new timeliness restrictions put in place by HUD, the City of La Crosse was forced to re-allocate much of its Revolving Loan balance. However, this has meant that there are less funds available.

Discuss how these outcomes will impact future annual action plans.

The City of La Crosse has obtained a Lead Safe Homes Grant to try and fund additional households.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	7	7
Low-income	4	2
Moderate-income	13	4
Total	24	13

Table 13 – Number of Households Served

Narrative Information

Habitat for Humanity and Couleecap served households at 50% AMI and below. The City of La Crosse's Replacement Housing progra served 80% AMI and below households. Couleecap and Catholic Charities TBRA programs served extremely low-income households. La Crosse funded a variety of programs meeting different income levels.

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

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

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

The City of La Crosse funded the Collaborative to End Homelessness and its Project Manager, which focuses on strategic planning around homelessness. When Covid-19 hit the City of La Crosse in March, we found ourselves prepared to quickly mobilize around this issue. The City of La Crosse has established as a funding a priority housing homeless individuals and continues to fund a Tenant-Based Rental Assistance Program which provided long-term rental assistance to formerly homeless individuals.

- Independent Living Resources (ILR), in partnership with La Crosse Collaborative to End Homelessness, was again funded to hire outreach workers who helped connect homeless individuals with housing. Their programs reaches out to homeless persons, especially unsheltered, assesses their needs and helps them transition to housing. They served 96 people, in connecting them to services and housing.
- Couleecap was provided with CDBG funding to operate the Housing First Services Program which provided case management and housing for 134 homeless persons. Services included transportation, security deposits, life skills training, employment training and housing counseling.
- YWCA provided housing for 35 women in recovery from a substance abuse issue and New Horizons Shelter Operations housed 180 individuals.
- Couleecap, YWCA, and the Salvation Army provided skills and training necessary to help persons transition from transitional living to permanent stable housing. In addition, New Horizons supports victims of domestic violence in transitional housing in making the transition to independent living.
- La Crosse Area Family Collaborative helped nine (9) individuals successfully transition into permanent housing.

Dawn- Beneficiary of Couleecap's Supportive Housing Program



Tom Russo- Veteran permanently housed in Garden Terrace Apartments

Addressing the emergency shelter and transitional housing needs of homeless persons

- The Catholic Charities Warming Shelter addressed the emergency needs of homeless persons and served 200 homeless individuals. This is a decrease from last year and the year before that.
- Additionally, studies show there is a strong correlation between homelessness and domestic violence victims. This year, the City of La Crosse's implementing partner New Horizons shelter provided emergency shelter women suffering from domestic violence. They served 180 women- this is also a decrease from last year and the year before that, it is in part due to additional screening processes.
- YWCA assisted women, who had experienced substance abuse issues, transition from homelessness to permanent housing. They served 35 women.

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

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

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

Actions taken to address the needs of public housing

The Housing Authority is an important partner in the City's efforts to address affordable housing. The City of La Crosse adopted by reference the La Crosse Housing Authority Five Year Consolidated Plan and began new dialogue with the Public Housing Authority regarding improving their customer service. City staff continue to hear concerns from social workers and tenants about negative treatment by the Housing Authority. On the other hand, the Public Housing Authority has also been an important partner. They partnered on the VASH Vouchers and help bring 15 new affordable homes to La Crosse. The Public Housing Authority recently completed new housing for persons with disabilities and the City of La Crosse is working with them to ensure that the necessary permits were obtained and to facilitate neighborhood support.

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

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

Actions taken to provide assistance to troubled PHAs

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

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

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

The City of La Crosse has undergone a new fair housing analysis this year and the final draft is almost ready. This year the City took the following actions to remove or ameliorate the negative affects of public policies that serve as barriers to affordable housing:

- The City of La Crosse adopted overlay districts to allow for higher density construction.
- The City of La Crosse's Human Rights Commission has a clarified role in the fair housing complaint process
- The City's Fair Housing Ordinance has been updated
- The City's Fair Housing ordinance now includes gender identity
- The City now includes affordable housing as a component of its RFPs
- The City continues to provide educational material on fair housing

Michelle and her daughter formerly homeless

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

One of the underserved needs in La Crosse is the lack of available and affordable housing- especially rental housing. The City of La Crosse has taken several steps to pro-actively engage Low Income Tax Credit developers using its CDBG and HOME funds.

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

The City hopes to continue to encourage and partner with the City of La Crosse Housing Authority.

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

The City of La Crosse just secured \$385,000 in Lead-Based Paint Grant and is increasing its efforts to abate paint. It is also investing additional funds into project and undertaking abatement. In July 2020 it recently completed an abatement training with contractors.

In 2019 Action Plan Year all homes that were rehabilitated were inspected for cracked or peeling paint in houses built prior to 1978. If a hazard existed, it was listed in the work write up and the work was completed to HUD's lead based paint standards. A total of 8 homes, through our housing rehabilitation program, were brought up to standards.

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

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

La Crosse Are Family Collaborative has been supported by the City of La Crosse and has created a very innovative program around this area. The La Crosse Family Collaborative helped over 136 families take steps to be more sustainable such as obtain housing and get through crises. Couleecap, ILR, YWCA assisted extremely low income increase skills, find income sources, and transition into affordable housing. Additionally, the City built sustainable economic opportunities for low-income persons through Couleecap's micro-entrepreneurship program. The Kane Street Garden provided food assistance which by reducing a family's food costs, they will be able to also exit poverty.

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

- Supported developing the HUB, a system of coordinated care entry.
- Supported Huber Homes initiative- to develop social workers and youth work near public housing
- Supporting Hamilton Elementary School in creating a community-based school that supports children crade to college.
- Actively involved in the creation of a homeless comand center to reach functional zero on homelessness.

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

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

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

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

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 recently completed in 2019. It is still in its draft form but is being finalized.

Impediment 1: Affordable Housing Needs Disproportionately Affect Protected Classes

- Bring together regional stakeholders to develop a Regional Affordable Housing Plan. We have brought together our stakeholders and agreed to a plan. However, then Covid-19 hit and while affordable housing is more important than ever, this plan relied on local funding, which is not looking good right now. Currently on-hold.
- Continue to require affordable housing in City's RFPs to encourage developers to include affordable housing. The City last year required housing affordability in its RFPs and is continuing to identify opportunities.

Impediment 2: Regional Mobility Options are limited

- Discuss campaign with stakeholders and Housing Authorities to recruit people into the Housing Choice Voucher Program : The City is working with a Landlord Mitigation program to recruit landlords. Additionally, the City has had conversations with the Housing Authority about collaboration for a position.
- As City and County comprehensive plans and other local or regional transportation plans are developed or updated, the City's Community Development and Housing staff should review the proposed plan elements for consistency with planned strategies to expand public transportation in a way that would open up housing choices within the region. This is ongoing.

Impediment 3: Poor rental housing conditions limit access to quality housing

- Continue to use CDBG funds to fund rental housing projects: The City used its funds to support rental projects and a chronic nuisance technician who is holding landlords accountable for poor quality rentals.
- The City of La Crosse and its partners should continue efforts to advocate the state legislature to make it possible to reinstate rental registration and rental inspection programs. Have not made any progress on this goal.
- Continue to consider alternative means of addressing poor housing conditions through existing programs such as Chronic Nuisance Abatement, exterior code enforcement, and continue to employ code enforcement officers. (Ongoing, beginning Q4, 2019) **Underway**

Impediment 4: Accessible Housing for People with Disabilities is in Short Supply

- **Consider opportunities to incentivize construction of new accessible housing units for people with disabilities:** The City of La Crosse continues to support large-scale projects to support housing that is ADA accessible.

Impediment 6: Racial Disparities Exist in Access to Homeownership

- Consider using CDBG funding for to support homebuyer education classes that connect graduates with downpayment and/or closing cost assistance. Work with local community organizations to advertise these programs to communities of color. (Q3, 2021) **Ongoing**

Impediment 7: The Human Rights Commission Continues to Clarify Its Fair Housing Role

- Allocate financial support and staffing to enable the Commission's mission: Common Council approved resources to support the Human Rights Commission.

- Prospective complainants should have an understanding of the complaint process, the Human Rights Commission's role, and under what conditions their complaint will be investigated locally or referred to another agency prior to filing. This information should be available online and in hard copy in places where fair housing information is disseminated: This information was made available online this year.

CR-40 - Monitoring 91.220 and 91.230

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

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

Annually, the CDBG and HOME programs are monitored by an independent auditor to review our process and finally, the City of La Crosse monitors either subrecipients, or internal CDBG/HOME programs to ensure compliance internally. This year, Planning Staff conducted an on-site monitoring of the New Horizons, Housing Rehabilitation (internal monitoring) and Stepping Stones. Staff also trained its sub-recipients. In addition, City of La Crosse staff was trained in numerous requirements at a state and national level.

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

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

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

On Sunday August 9, 2020, an advertisement was publishing in the newspaper informing citizens of the CAPER being made available to the public and the intent to submit the CAPER on August 30, 2020. Citizens were offered a 15-day notice of a public hearing in the plan (the City's consolidated plan establishes a minimum 15-day period for the CAPER).

Wisconsin Legals

CITY OF LACROSSE 2019 CAPER

PUBLIC NOTICE OF AVAILABILITY: CONSOLIDATED ANNUAL PERFORMANCE REPORT (2019)
City of La Crosse, Wisconsin

On August 30, 2020, the City of La Crosse will submit its 2019 Consolidated Annual Performance Report to the Department of Housing and Urban Development. The report describes the accomplishments of the Consolidated Plan that covers the period April 1, 2019 to March 31, 2020. The report provides information about all activities that were undertaken with Community Development Block Grant and HOME funds during the program year.

The report is available for review in the following City of La Crosse locations: City Hall (call for appointment only, the report will be delivered to you outside: 608-406-4090, The La Crosse Public

The all-purpose

"here's where you find it, look it up and
buy it, call us up and tell us and we'll
help you sell it" Classified ad page

Legal Ad Notice

CR-45 - CDBG 91.520(c)

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

The La Crosse CDBG program had issues with timeliness since the change in regulating timeliness. So unfortunately, at this time its Housing Rehabilitation and Small Business Loan balances are very low and no longer have the funds to loan out. No small business loans were completed this year due to this factor.

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

No

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

CR-50 - HOME 91.520(d)

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

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

The City of La Crosse had 2219 Lofts which was due for an annual inspection. However, since it was a Low-Income Housing Tax Credit project, HOME allows that to be used in lieu of an in-person inspection. Staff obtained a copy of the inspection and no issues were found.

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

The City of La Crosse advertises all of its single family homes on the MLS to allow for wide marketing of the homes. It is also working with homebuyer counseling agencies to make them aware of opportunities.

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

The City of La Crosse expended \$435,576.78 in funds on single family housing, owner-occupied projects and on administration (6 projects).

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

- Adopted plans such as the Highway 53 Plan which include components for affordability.
- Created overlay districts to create more affordable housing zoning.