

Housing and Health in the City of La Crosse

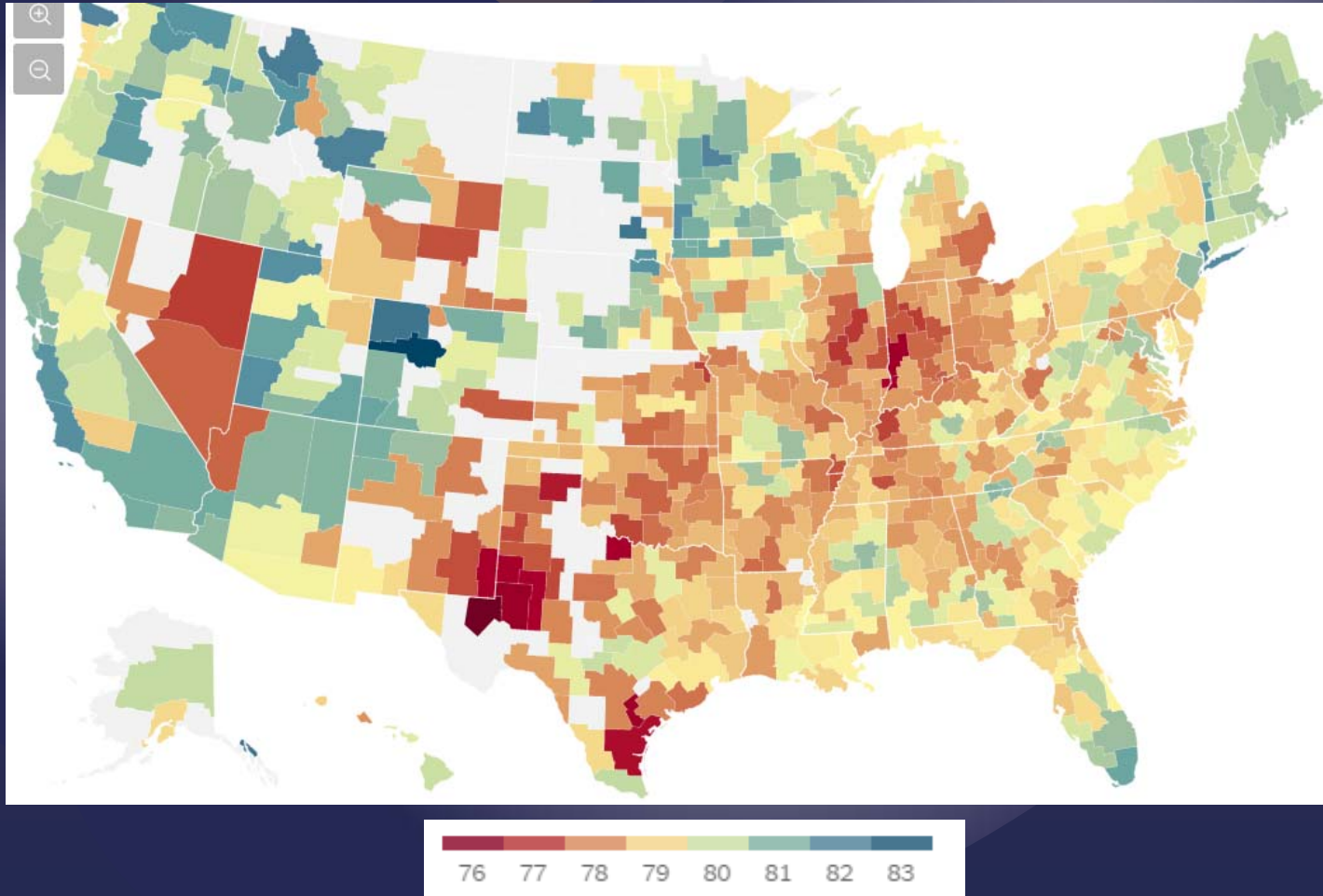
By Caroline Gregerson, Community Development Administrator
City of La Crosse (Planning and Development Department)



The Rich Live Longer Everywhere, For the Poor, Geography Matters

The Upshot: New York Times, April 11, 2016

Life expectancy of 40-year olds with household incomes below \$28,000, adjusted for race.



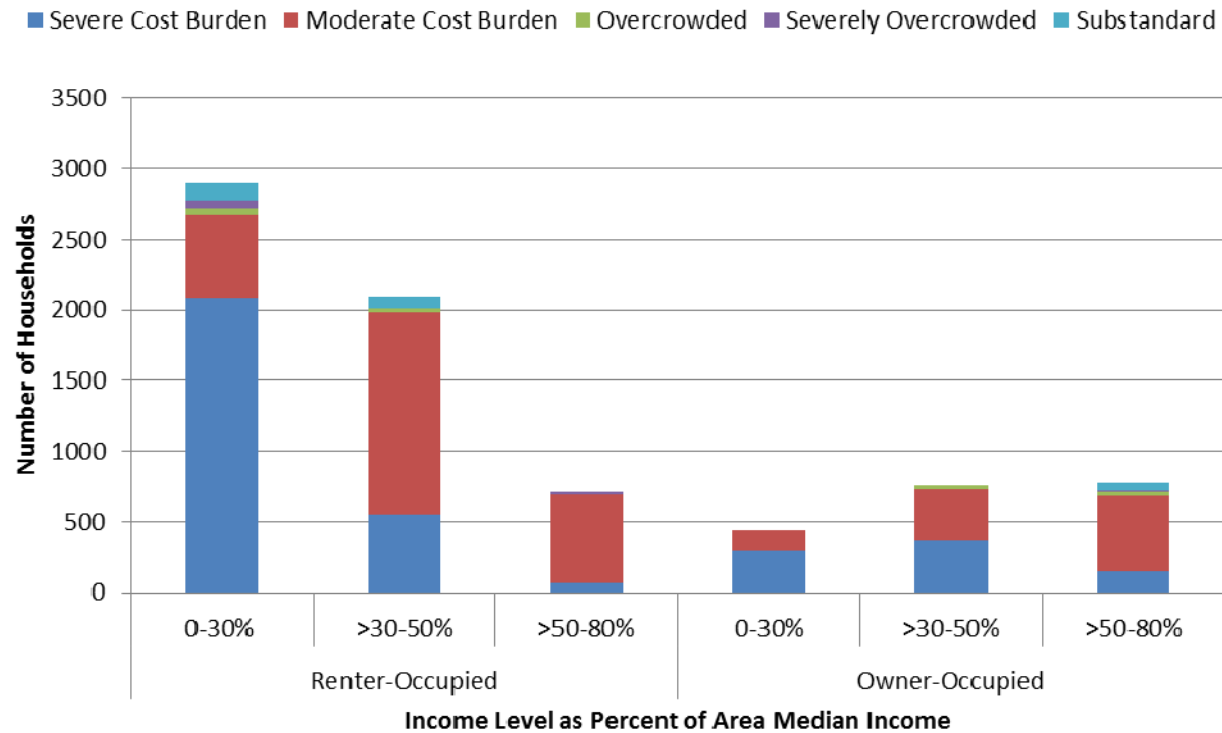
Housing and Health in the City of La Crosse

By Caroline Gregerson, Community Development Administrator
City of La Crosse (Planning and Development Department)

1. Affordable Rental Housing
2. Homelessness
3. Concentration of Poverty
4. Solutions



I. HOUSING AFFORDABILITY

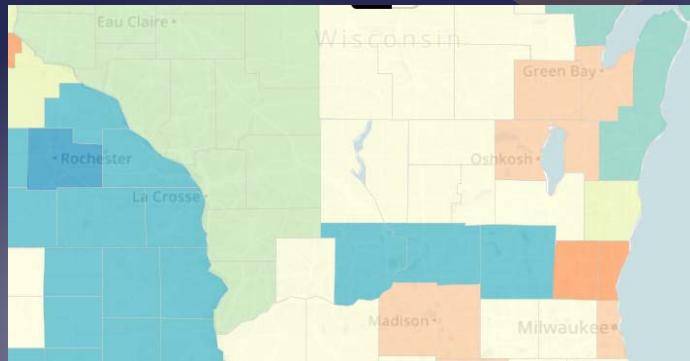


Source: 2013 American Communities Census Data

La Crosse Households :

- 230 families in La Crosse are living in substandard housing
- 69 families living with severe overcrowding
- 2510 families are paying more than 50% of their income in rent

Over half of all renter households in La Crosse make sacrifices in food, health care, and savings to afford housing.



La Crosse County

2000

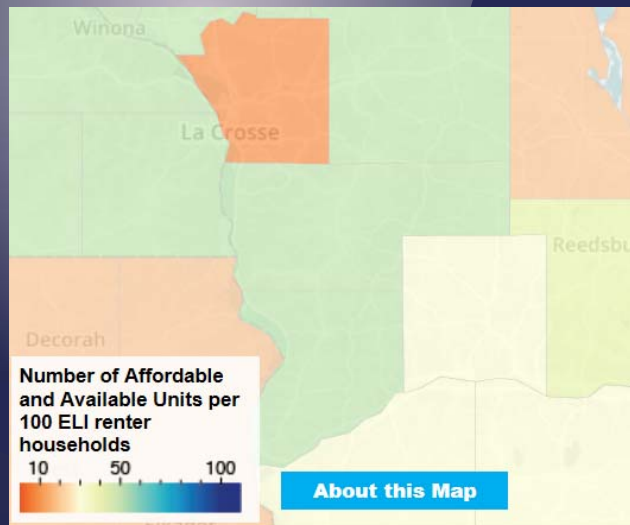
Wisconsin

42 units for every 100 ELI renter households

2,633 ELI renter households

In 2000, ELI households of four earned no more than \$14,000.

1,093 adequate, affordable, and available units



La Crosse County

2011-'13

Wisconsin

23 units for every 100 ELI renter households

5,040 ELI renter households

In 2013, ELI households of four earned no more than \$20,750.

1,147 adequate, affordable, and available units

Number of Affordable
and Available Units per
100 ELI renter
households



About this Map

Source: <http://apps.urban.org/features/rental-housing-crisis-map/>

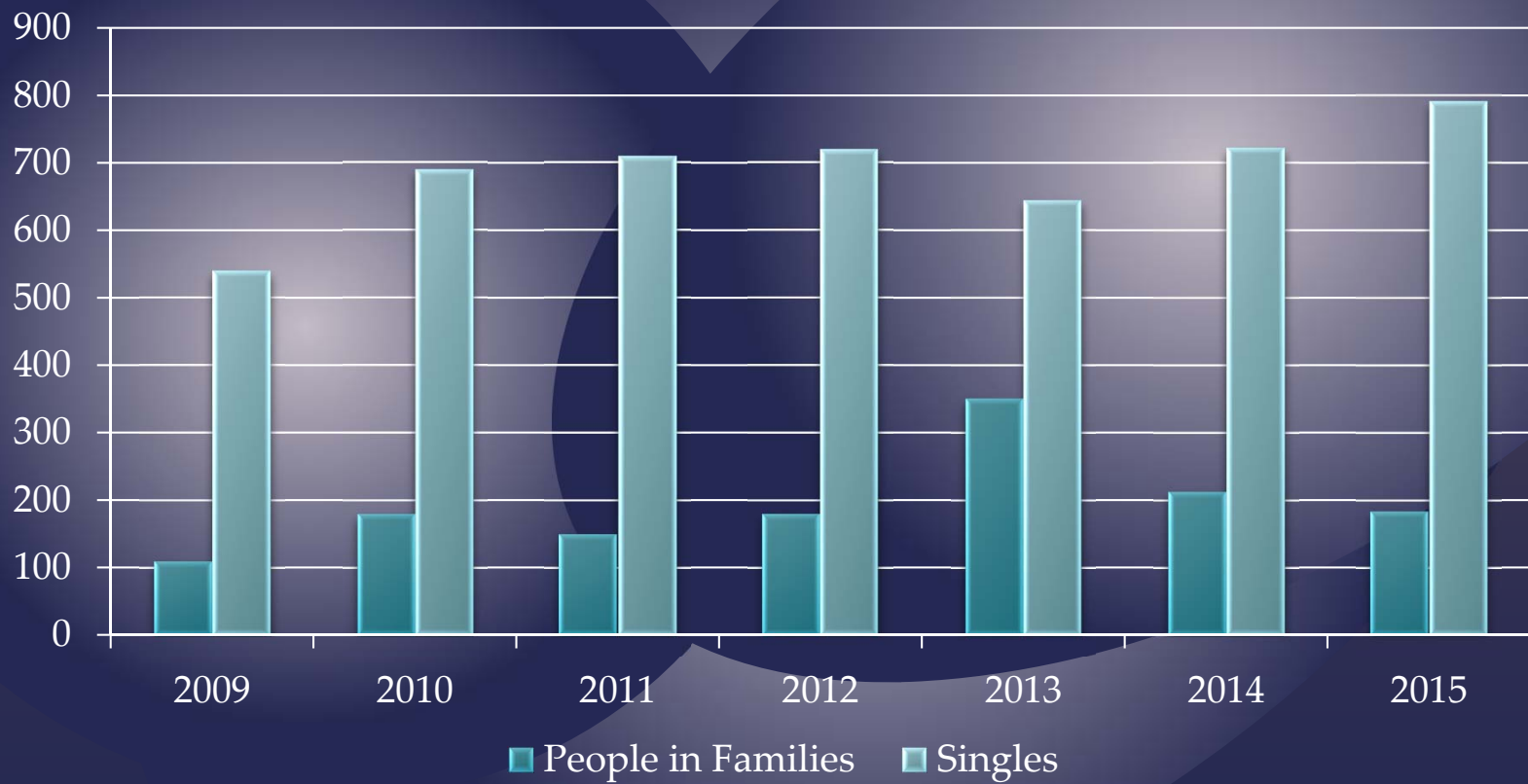
What else happens when people don't have affordable, quality housing?

- Evictions and forced moves, in contrast to those who are housed can be better supported in physical and mental health
- Food insecurity
- More “filth and squalor”, overcrowding



II. HOMELESSNESS

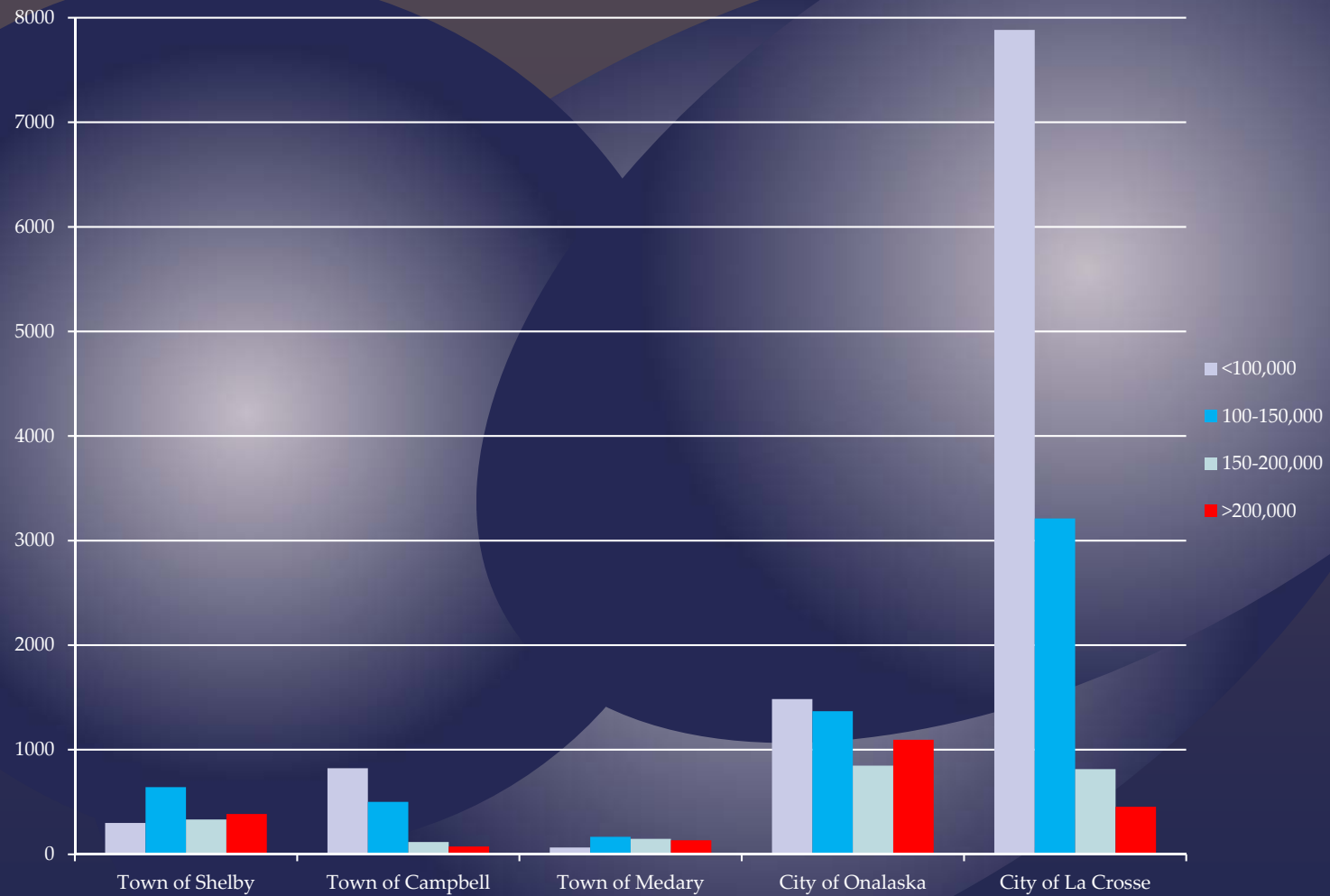
La Crosse Homeless Emergency Shelter Clients



III. Concentration of Poverty and Low-Valued Housing

City	Poverty Rate	Median Income	Home-ownership Rate	Median Home Value
Flint, MI	39.9%	\$26,621	55.9%	\$57,200
Detroit, MI	36.2%	\$27,862	53.8%	\$71,100
Milwaukee	27%	\$35,851	45.5%	\$139,000
La Crosse	23%	\$38,287	50.8%	\$126,800
Racine	19.4%	\$39,059	56.2%	\$128,900
Eau Claire	18.8%	\$42,226	56.8%	\$137,500
Madison	18.4%	\$54,093	51.4%	\$219,600
Wausau	16.8%	\$41,168	59.0%	\$114,700
Oshkosh	16.4%	\$43,203	58.1%	\$117,100
Janesville	13.1%	\$49,772	70.6%	\$135,200

Residential Housing Values (Improvements)



Source: Challenging Trends Facing Housing in La Crosse, Karl Green

Poor neighborhoods and housing problems are correlated with:

- Lead Poisoning
- Low Birth Weight
- Asthma (Dampness and mold exposure)
- Cardiovascular Disease
- Physical Health
- Mental Health
- Obesity
- Preventable Hospital Stays
- Violent Crime Exposure



Preserve



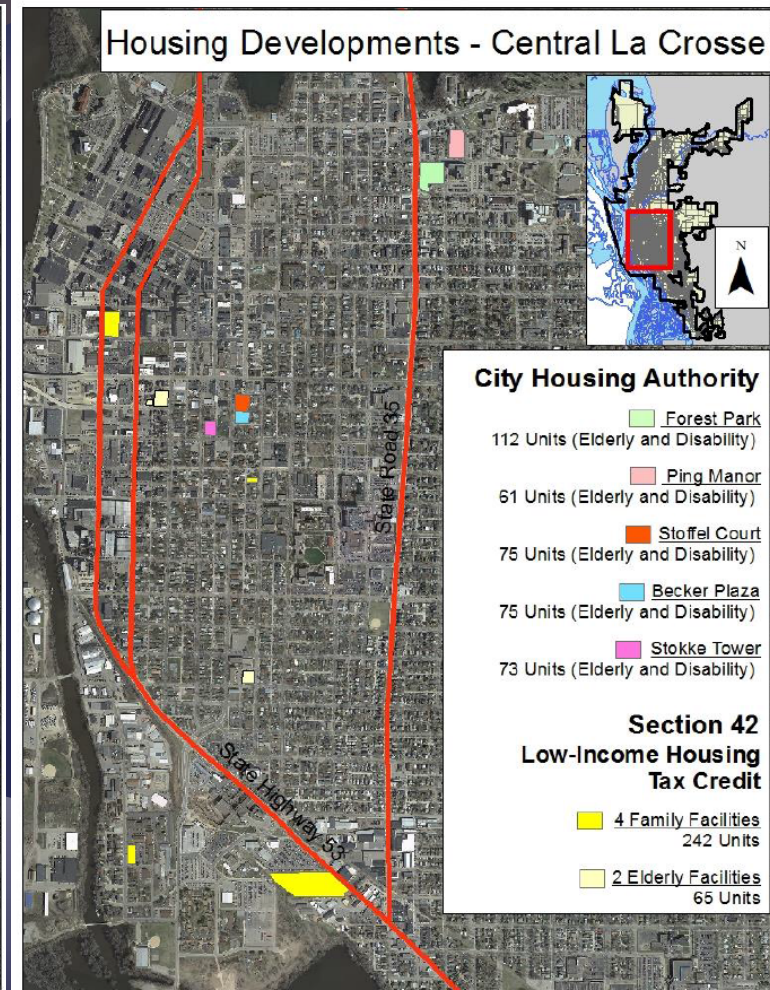
Replacement



Repair



IV. SOLUTIONS



Looking Forward

Support initiatives that increase the availability of affordable and quality rental & permanent housing solutions for the homeless



And re-develop existing housing to attract middle and upper income families to the City of La Crosse



Before: 1329 Caledonia



After: 1329 Caledonia



Keys to Success

- Common Vision
- Regional Political Will
- Strong, Lasting Partnerships
- Harness Available Resources and Tools
- Must Tie into Nearby Strengths –neighborhoods, health and university institutions, vibrant downtown

