

Resolution appropriating \$442,000 in available Tax Increment Financing (TID) 14 cash to fund acquisition of multiple properties on the East side of 4th St between Jackson and Mississippi Streets for demolition and future multi-family affordable housing.

RESOLUTION

WHEREAS, the appropriation requested in this resolution was not previously approved as part of an adopted Capital Improvement Plan and therefore requires a two-thirds approval vote by the members present of the Common council of the City of La Crosse per Chapter 2, Article VII, Div. 3, Section 2-360(c); and

WHEREAS, the City of La Crosse has developed the 5-Year Consolidated Plan and Analysis of Impediments to Fair Housing which, through data analysis and extensive community input, identified housing quality and rental housing affordability as high priority needs and the plans identify allocating financial resources to addressing these concerns; and

WHEREAS, the City of La Crosse currently has over 2000 households that pay more than 50% of their income in rent and the January 2021 point-in-time count identified 141 people experiencing homelessness on any given night in La Crosse; and

WHEREAS, improving the City's neighborhoods and housing is critical to maintaining a healthy and sustainable community, which has also been documented in the City's Comprehensive Plan, Neighborhood Plans, the UW Extension Report: Challenging Trends Facing Housing in La Crosse; and

WHEREAS, among the City of La Crosse Common Council's priorities is to improve housing, with a preference towards mixed-use development and redevelopment and has made significant investments in neighborhood revitalization in the Washburn and Powell Poage Hamilton Neighborhoods; and

WHEREAS, the area along 4th Street between Jackson and Mississippi and 1020-1022 5th Ave S, was identified by Planning Staff in visual surveys and feedback collected from residents living nearby, as having significantly blighted properties, with unsafe conditions, and since 2017, the properties have collectively been issued 131 Orders to Correct by the Community Risk Management Department; and

WHEREAS, the targeted area of properties on the East side of 4th St between Jackson and Mississippi and 1020-1022 5th Avenue (the properties), have collectively generated 259 calls for police service since 2019, including theft, disorderly conduct, strangulation, shots fired, reckless use of a firearm, noise, fights, suspicious activity, vandalism, among others; and

WHEREAS, the planned redevelopment of this site is estimated to generate at least \$1.7 million in new tax base for the City of La Crosse.

NOW THEREFORE BE IT RESOLVED, by the Common Council that the sum of \$442,000 be appropriated from TID 14 cash derived from tax increments and be designated for the acquisition of dilapidated properties along 4th street between Jackson and Mississippi for demolition and multi-family redevelopment.

BE IT FURTHER RESOLVED, that existing tax increment for Replacement Housing in TID 14 (account 4145110-541001) shall be used to acquire 1022 5th Avenue S, for future residential housing.

BE IT FURTHER RESOLVED, that Resolution #20-0535 authorized \$296,020 from the closure of TID #7 to be placed in a revolving loan fund; this resolution rescinds that purpose and redirects its use for the acquisition of the properties and the future redevelopment into affordable housing.

BE IT FURTHER RESOLVED, that the City shall work with the property owners to ensure that current tenants in the properties are able to re-locate to adequate housing, preferably before the City takes ownership of the properties.

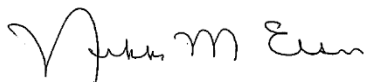
BE IT FURTHER RESOLVED, that this land shall be made available for development in a future Request for Proposals for affordable housing to a non-profit or for-profit developer, with at least 20% of the units set-aside for people experiencing homelessness (30% County Median Income), with case management and supportive services, and the balance of future units be created as affordable and mixed-income units for workforce housing, as defined by the Low-Income Housing Tax Credit Program.

BE IT FURTHER RESOLVED, that City staff shall negotiate up to the maximum dollar amount listed on the spreadsheet included with this resolution (asking price).

BE IT FURTHER RESOLVED, that these acquisitions, with the funds identified in this resolution, shall occur by July 31, 2021.

BE IT FURTHER RESOLVED that the Director of Planning, Development, and Assessment, Community Development Staff, Director of Finance and Human Resources, and all other Departments are hereby authorized to take any and all steps necessary to effectuate this resolution.

I, Nikki M. Elsen, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on April 8, 2021.



*Nikki M. Elsen, WCMC, City Clerk
City of La Crosse, Wisconsin*