



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Economic and Community Development Commission

Wednesday, May 27, 2026

3:00 PM

Council Chambers

Call to Order

Roll Call

Approval of Minutes

Agenda Items:

[26-0556](#) 2025 Public Service Subrecipient Recap of Accomplishments and Program Outcomes- Part 1

Attachments: [2025 Public Service Recap.png](#)

[Cia Siab_2025 Quarterly Narratives and Final Report.pdf](#)

[FCC_2025 Quarterly Narratives and Final Report.pdf](#)

[26-0555](#) Resolution declaring certain property at 1552 Kane St (parcel #17-10113-110) as surplus property.

Attachments: [26-0555 Resolution](#)

[26-0555 Staff Report](#)

[26-0578](#)

Action on Policy Update for How We Select Buyers For Replacement Housing Program Homes

Attachments: [26-0578 - Replacement Housing Buyer Selection Policy ECDC 5-27-26.pdf](#)

[26-0568](#)

2026 Action Plan Public Hearing

Attachments: [26-0568 Staff Report.pdf](#)

[26-0569](#)

Accept and File 2026 Action Plan

Attachments: [26-0569 Staff Report.pdf](#)

[2026 Annual Action Plan .pdf](#)

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Commission members: Shaundel Washington-Spivey, Tamra Dickinson, Erin Goggin, Linda Lee, Vicki Markussen, Gina Miller



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0556

Agenda Date: 5/27/2026

Version: 1

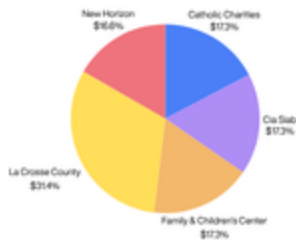
Status: Agenda Ready

In Control: Economic and Community Development Commission

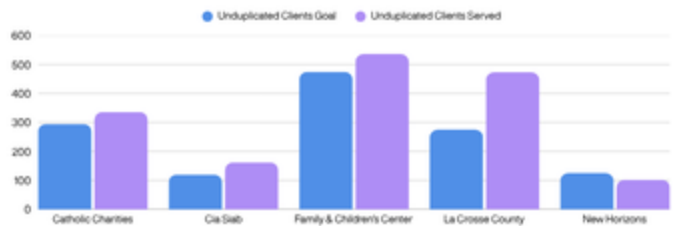
File Type: Resolution

2025 Public Service Recap

2025 CDBG Funding



Accomplishments



<u>Organization</u>	<u>2025 CDBG Funding</u>	<u>Client Goals</u>	<u>Clients Served</u>
Catholic Charities La Crosse Warming Center	\$25,900.00	295	336
Cia Siab, Inc; Kho Tsev Hmoob Family Housing Program	\$25,900.00	120	162
Family & Children's Center Stepping Stones	\$25,900.00	475	536
La Crosse County Schuh-Mullen Project	\$47,043.00	275	473
New Horizons Homicide Prevention Shelter	\$24,911.00	125	102
	\$149,654.00		

Final Report

Completed by jess@ciasiabinc.org on 5/21/2026 5:02 PM

Case Id: 31094

Name: Cia Siab, Inc; Kho Tsev: Hmoob Family Housing

Report Id: 352: 4/1/2025-3/31/2026

Final Report

Please provide the following information.

1. Briefly describe the public service activity and its purpose. Mention who the activity was intended to help and the community need it addressed.

Our Kho Tsev (pronounced ko-CHAY) Home Repair Program was designed with the needs of the Hmoob (Hmong) community in the City of La Crosse in mind. This program partially supports a bilingual, bicultural Housing Advocate who helps connect Hmoob families to available mainstream community services and support, including City of La Crosse and nonprofit agencies' repair and rehabilitation programs, energy assistance, and emergency furnace replacement. The Housing Advocate also coordinates and facilitates quarterly Hmoob language seasonal home repair and maintenance workshops, which provide renters and homeowners in the City of La Crosse with tools and instructions to engage in critical maintenance and repair DIY projects.

2. Summarize key accomplishments, such as the number of people served, types of services provided, and any specific outcomes achieved.

During the reporting period, we served low-income households in the City of La Crosse containing a total of 162 unduplicated people through our Home Repair program. Members of these households attended one or more of our seasonal home repair workshops, which focused on drywall repair, understanding how sinks work and how to prevent and get rid of clogs and slow drains, pressure washing and exterior cleaning, and winter safety. This year, our Housing Advocate also arranged for 15 home visits to provide individual instruction and consultation to renters and homeowners, offering hands-on assistance with learning about furnace filters, dryer lint filters, window film, weather stripping, and other home-related questions. In this program year, we also assisted one family through the City of La Crosse housing rehabilitation program and two of our previous home repair attendees became first-time homeowners through Habitat for Humanity of the Greater La Crosse Region.

3. Explain how the activity has positively affected the community. Describe the changes in quality of life, access to resources, or any specific benefits for the target population.

Most existing home rehabilitation and repair programs are inaccessible to Hmoob renters and homeowners due to real and perceived language and cultural barriers; traditional repair contractors pose financial concerns. Our Kho Tsev home repair program serves as a necessary bridge between existing programs and the Hmoob community, helping connect families in need to people with resources. We also offer direct assistance and instruction in home repair and maintenance, offering guidance and tools to help people make necessary positive changes in their City of La Crosse homes. Through this program, community members are also introduced to our Housing Advocates, who can help connect them with other resources they might not already know about, as well as assisting them with the language and cultural barriers that they often experience when trying to access services on their own.

4. Briefly mention any challenges faced during the project and how they were addressed. This demonstrates adaptability and problem-solving.

Our team has shown a lot of flexibility and adaptability in meeting the goals of the Kho Tsev project, using client feedback and community observations to determine which of the evolving needs of the Hmoob community we should prioritize with our home repair workshops and instruction. Through conversations with previous workshop attendees,

Printed By: *Linzi Washtock* on 5/22/2026

1 of 2

we decided to implement home visits as part of our project in 2025, visiting the homes of Hmoob renters and homeowners in the City of La Crosse to provide support and instruction about furnace filters, lint/dryer filters, weatherstripping, and window film while also learning more about the ongoing home repair and maintenance challenges families are experiencing. This feedback will continue to guide our seasonal home repair workshops in 2026.

5. Include any success stories or testimonials.

Yer Cha is a community member who has attended almost all of our Home Repair workshops – she is a low-income La Crosse homeowner and a widow who has been eager to learn skills to help her repair and maintain her home. She has expressed appreciation for the tools she has acquired through our program as well as the instruction and guidance on how to use them safely. She is also open with feedback and ideas for future home repair workshops, which we appreciate and use to inform our future plans. Yer Cha told our Housing Advocates she’s happy when she can make a low cost repair to her home and garden, without having to arrange for a translator to assist her in hiring a pricey contractor. Her enthusiastic participation in our program is part of what inspires our staff to keep planning interactive seasonal home repair workshops.

Narrative

Completed by washtockl@cityoflacrosse.org on 10/8/2025 11:46 AM

Case Id: 31094

Name: Cia Siab, Inc; Kho Tsev: Hmoob Family Housing

Report Id: 331: 4/1/2025-6/30/2025

Narrative

Please provide the following information.

Please provide a narrative regarding any accomplishments or barriers during this quarter. You may also upload any supporting documentation below.

During the reporting period, we conducted one Spring Home Repair workshop in conjunction with a weekly Hmoob Women Elders' Support Group. This workshop had been requested by the regular participants of the group, who had seen and heard about previous home repair workshops and advocated for us to hold a special Hmoob language session for them. In total, 13 individuals representing households containing 43 people attended this workshop, which focused on tool introduction and safety, as well as information about conducting basic drywall repair and a primer on how kitchen sinks work and how to unclog them and avoid future problems. Our Maintenance Coordinator and Housing Advocate cofacilitated this session. The women who attended this session expressed that they were both grateful for the instruction and excited to go home and try using their tool sets on problems in their homes. Six of the thirteen attendees (46%) were renters; the remaining 54% owned their homes. In addition to this workshop, we provided 3 of our agency's Transitional Housing clients with individual tutorials on home repairs during the reporting period. These individuals represented 15 total people in their households and all were moving into new apartments that required some level of attention and maintenance for safety and efficiency. These clients put their tools to work immediately tightening cabinet and closet doors, hanging curtains and blinds, and handling other maintenance issues that were not addressed by landlords prior to their move in dates. During the reporting period, we helped one family of 9 complete the paperwork required for the City of La Crosse Housing Rehabilitation Program as well as the Couleecap, Inc. home weatherization program. Their project is nearly complete, including new energy efficient windows, doors, and a replacement roof. We also assisted one family of 5 with the transition to homeownership by providing translation and advocacy for them as they completed the final steps of becoming Habitat for Humanity homeowners; this family also participated in Couleecap, Inc.'s first time homebuyer class with language support from our staff.

Documentation



Quarterly Report Supporting Documents

***No files uploaded*

Narrative

Case Id: 31094

Name: Cia Siab, Inc; Kho Tsev: Hmoob Family Housing

Report Id: 332: 7/1/2025-9/30/2025

Completed by jess@ciasiabinc.org on 10/13/2025 2:23 PM

Narrative

Please provide the following information.

Please provide a narrative regarding any accomplishments or barriers during this quarter. You may also upload any supporting documentation below.

During the reporting period, we conducted one late summer Home Repair workshop at our office complex on the northside of La Crosse. This workshop provided a hands-on demonstration and tutorial of pressure washing. In total, 14 individuals representing households containing 84 people attended this workshop. Three of these households had previously had a member attend a workshop with us; so these households are not counted in our unduplicated total for the quarter.) We scheduled attendees in small groups of 2-3 people each, to attend workshops back to back throughout the day on Friday, September 26th. Each workshop began with a bilingual guided unboxing and assembly of 2100 PSI home pressure washers led by our Housing Advocates and our Maintenance Coordinator. This helped us ensure that pressure washers would not go home with families and sit in the box due to the language inaccessibility of the assembly instructions. We then led each small group to an outdoor practice area where they could hook and unhook the hoses and practice using the different pressures and nozzles. (As an unexpected bonus: the front of our building has never been cleaner!) Families then took their pressure washers home with plenty of time to get their end of season cleaning done before the cold weather sets in. This was a very successful workshop set up for us – the small groups are something that we will likely repeat in the future. Additionally, our Housing Advocates provided individual home repair instruction regarding basic tool kits and home maintenance to two new Transitional Housing clients (7 total in household).

Documentation

Quarterly Report Supporting Documents

***No files uploaded*

Narrative

Case Id: 31094

Name: Cia Siab, Inc; Kho Tsev: Hmoob Family Housing

Report Id: 333: 10/1/2025-12/31/2025

Completed by jess@ciasiabinc.org on 1/5/2026 12:14 PM

Narrative

Please provide the following information.

Please provide a narrative regarding any accomplishments or barriers during this quarter. You may also upload any supporting documentation below.

During the reporting period, we conducted a late fall/early winter workshop at our office complex northside of La Crosse. The focus of this workshop was winter weatherization. A total of 9 individuals representing households containing 37 people attended this workshop. Five of these households had previously had a member attend a workshop with us; these households are not counted in our unduplicated total for the quarter. The workshop itself was fairly basic, as the focus for our Housing Advocates was to provide individual in-home follow ups with attendees, to make sure that concepts discussed and products distributed through the workshop were able to be used and implemented by families. Our advocates scheduled and carried out nine in-home consultations with clients during the reporting period, helping them install window film to draft windows and showing them how to replace furnace filters. Referrals to Couleecap's winterization program and the Green Homeowners United home energy audit were also made. Many of these clients were also eligible for energy assistance through the Wisconsin Home Energy Assistance Program, so staff also assisted with applications for that program for eligible clients. Our staff intend to follow up on these referrals and applications in the new year.

Documentation

Quarterly Report Supporting Documents

***No files uploaded*

Narrative

Completed by jess@ciasiabinc.org on 4/2/2026 2:45 PM

Case Id: 31094

Name: Cia Siab, Inc; Kho Tsev: Hmoob Family Housing

Report Id: 334: 1/1/2026-3/31/2026

Narrative

Please provide the following information.

Please provide a narrative regarding any accomplishments or barriers during this quarter. You may also upload any supporting documentation below.

During the final quarter of the program year, our Housing Advocates conducted individual winterization and seasonal maintenance home visits to 8 low income households (representing 30 low income individuals in the City of La Crosse) . These were all clients who had attended previous Home Repair workshops and who expressed interest in further instruction and support. At these home visits, our Housing Advocates taught clients how to locate and change their furnace filters and how and where to empty indoor and outdoor dryer lint filters. They also worked with clients to install window insulation film, and provided assistance and referrals for other household repairs and problems. These home visits also informed our plans for future Home Repair workshops, which will include significant instruction and supplies on mold mitigation and prevention. We also hosted an Energy Application and winter weather prep clinic at our offices on the northside of La Crosse during this reporting period. This clinic was attended by several previous Home Repair workshop attendees as well as 6 heads of household representing 9 low-income individuals in the City of La Crosse (reported here as our new clients). Each attendee met with a representative from La Crosse County Human Services and a member of our staff who provided language assistance for them to complete their 2025-2026 Wisconsin Low Income Energy Assistance Program Applications. They also received information and instruction on snow removal, salt and sand availability, and the opportunity to sign up for text updates from the City of La Crosse (see attachment). Our Housing Advocates distributed snow shovels for adults and children and shakers of pet/garden safe ice melt to attendees.

Documentation

Quarterly Report Supporting Documents

Winter in La Crosse handout.pdf

Final Report

Case Id: 31097

Name: Family & Children's Center; Stepping Stones;

Completed by dswedberg@fccnetwork.org on 5/18/2026 11:39 AM

Report Id: 310: 4/1/2025-3/31/2026

Final Report

Please provide the following information.

1. Briefly describe the public service activity and its purpose. Mention who the activity was intended to help and the community need it addressed.

Family & Children's Center exists to help individuals and families achieve safety, stability, and healing through compassionate, trauma-informed services. The organization's crime victim services are rooted in the national victims' rights movement, which includes the right to have victim's mental health addressed. Services focused on advocacy, crisis support, safety planning, and helping survivors access resources and navigate the criminal justice system. Stepping Stones, Child Advocacy Center Program, provides forensic interviews to individuals who may have experienced abuse. Interviews can be conducted with children as young as 3 years old all the way through vulnerable adults. Stepping Stones also provides family advocacy services to the non-offending caregiver and/or teens. Advocacy services consist of making referrals for services to support healing and recovery along with working with the non-offending caregiver to determine what other services the family needs. These additional services can be directly related to the abuse or can be other aspects that are needed to support the family unit as a whole. Advocacy services are typically initiated at the time of the forensic interview and can last for as long as the family wishes; this can be quite some time, particularly in cases where there are criminal charges or court proceedings. Stepping Stones staff also assesses the child's current trauma response by administering the Pediatric Traumatic Stress Screener for all children 6 years of age through 17 years old. This screener allows staff to have a more accurate picture of how the child is currently managing trauma stress and what may be the most appropriate Mental Health Services for the child. The safe visitation program offers supervised visits, supervised exchanges, parent education services, substance use screenings to individuals and families who have experienced domestic abuse or child abuse which makes a supervised or supported setting necessary to maintain or develop a parent-child relationship in a safe manner.

2. Summarize key accomplishments, such as the number of people served, types of services provided, and any specific outcomes achieved.

Family & Children's Center had anticipated serving 475 people through the Stepping Stones Child Advocacy Center. Stepping Stones exceeded that projection by serving 515 child and adults impacted by child abuse. Stepping Stones was able to continue providing the Pediatric Traumatic Stress Screener (PTSS) with children 6 years of age through 17 years of age; although not all children chose to complete the survey, many did. The PTSS results allowed advocates a more accurate understanding of the impact that trauma (the abuse) was currently having on the child and what may be the best healing and recovery services for that particular child and their family.

3. Explain how the activity has positively affected the community. Describe the changes in quality of life, access to resources, or any specific benefits for the target population.

Family and Children's Center continue to employ the new therapist who is working specifically with the child advocacy center. This therapist was able to gain greater understanding of the multidisciplinary approach to investigating Child protection investigations, join the multidisciplinary team case review monthly meetings, and accept a majority of referrals straight from Stepping Stones clients. Advocates worked with non-offending caregivers to maximize their use of local resources for the healing and recovery process; this included referrals to not only Family & Children's Center therapist but community mental health organizations, if that is what the family chose, collaboration with other

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advocacy serving programs in the La Crosse area, La Crosse School District and local hospitals. These efforts to support and promote the healing and recovery process assist in decreasing the life long trauma response for child abuse victims. By decreasing the lifelong trauma response, the victim is less likely to partake in risky behaviors later in life and decreasing the demand for supports to that individual across their lifespan. The decrease in risky behaviors has a direct correlation to a decrease in homelessness for that victim.

4. Briefly mention any challenges faced during the project and how they were addressed. This demonstrates adaptability and problem-solving.

Over the course of this grant cycle, Stepping Stones experienced the challenge of finding and hiring replacement employees for both full-time forensic interviewer and advocate positions. This required a time where only the Coordinator was trained in forensic interviewing. Family & Children's Center was able to find two very strong candidates to fill these positions and get them fully trained during the course of this grant. Family & Children's Center is happy to report that Stepping Stones is and has been fully staffed with quality forensic interviewers and advocates for several months now. Stepping Stones was able to overcome this barrier while continuing to see an increase in the number of children and their caregivers served through the program. Family & Children's Center is proud that no child victim or they're not offending caregiver was denied services during this time.

5. Include any success stories or testimonials.

It can be very challenging to define what constitutes a success story for a family that comes through the Stepping Stones program. Some may view success as a successful prosecution of a child abuser, the reunification of a child with the support of caregiver, or even the healing of a child who has been victimized. However, these measurements may take months or even years to see the positive fruition of the efforts of the Stepping Stone staff. For this reason along with the value of the work that is done at Stepping Stones and the recognition of the extreme difficulty that a child faces when disclosing abuse, Stepping Stone staff see true success as a child feeling safe enough to disclose their abuse in the forensic interview. Victims of all ages experience fear or reluctance to disclose their abuse for a multitude of reasons; this could be a fear of not being believed, threats from the abuser, physical abuse or injury from the abuser, or simply uncertainty of what disclosure may bring. The entire Stepping Stones team is trained and aware of many of these barriers that victims face. The welcoming environment, the training of the forensic interviewer, and the support of the entire team all work to provide the child victim with the most supportive environment possible to feel safe in the disclosure of their abuse. Over this past grant cycle, Stepping Stone staff have received like comments as the following from children: I was scared when I got there but they made me feel safe or I didn't think anyone would believe me, but they did and now the abuse will stop. Responses such as this are the greatest success moments that Stepping Stones can achieve.

Narrative

Completed by washtockl@cityoflacrosse.org on 10/8/2025 12:07 PM

Case Id: 31097

Name: Family & Children's Center; Stepping Stones;

Report Id: 335: 4/1/2025-6/30/2025

Narrative

Please provide the following information.

Please provide a narrative regarding any accomplishments or barriers during this quarter. You may also upload any supporting documentation below.

A major barrier for Stepping Stones this past quarter has been the staffing. The program typically runs with 3 people. We've been running the program with 2 for much of the last year. While we were finally able to hire a third staff member in early April, our other staff member then left at the end of April. Having an open position creates a lot of challenges for the program. Hiring appropriate staff for the position has proven to be a more challenging task than expected. Stepping Stones' wages have historically been low, and lately they haven't been able to keep up with inflation rates, unlike for-profit organizations and government entities. This makes Stepping Stones wages even less competitive than in the past. Family & Children's Center continues to be an incredibly supportive agency and has managed to offer wage increases for some starting positions. A candidate has been identified and will hopefully start in Stepping Stones in late July, 2025. These barriers have not stopped Stepping Stones from continuing to provide strong, high quality services to child abuse victims and their families. During this past reporting period, Stepping Stones has supported 49 potential new victims and 33 caregivers. Even with limited staffing, Stepping Stones has attended 8 court hearings with scared, emotional, and uncertain victims.

Documentation

Quarterly Report Supporting Documents

***No files uploaded*

Narrative

Case Id: 31097

Name: Family & Children's Center; Stepping Stones;

Report Id: 336: 7/1/2025-9/30/2025

Completed by washtockl@cityoflacrosse.org on 10/8/2025 12:10 PM

Narrative

Please provide the following information.

Please provide a narrative regarding any accomplishments or barriers during this quarter. You may also upload any supporting documentation below.

Over the last year, we have experienced some changes in staffing. Nicole Eiken and Olivia Kudronowicz left the organization. Fortunately, we were able to bring on Emily Meyer and Danielle Helms in their place; Danielle Helms was trained in forensic interviewing during this reporting period. This change has not impacted our ability to fulfill the goals of the project. Stepping Stones continues to provide forensic interviews to any child or vulnerable adult who is referred to the program. During this past quarter, Stepping Stones conducted 88 forensic interview and provided advocacy services to 53 new caregivers. Stepping Stones continued to provide advocacy services to at least 7 families from previous reporting periods.

Documentation

Quarterly Report Supporting Documents

***No files uploaded*

Narrative

Case Id: 31097

Name: Family & Children's Center; Stepping Stones;

Report Id: 337: 10/1/2025-12/31/2025

Completed by dswedberg@fccnetwork.org on 1/2/2026 1:53 PM

Narrative

Please provide the following information.

Please provide a narrative regarding any accomplishments or barriers during this quarter. You may also upload any supporting documentation below.

Family & Children's Center's Child Advocacy Program, Stepping Stones, has continued to provide forensic interviews, family advocacy, and mental health screeners (Pediatric Traumatic Stress Screeners) to clients referred for services by law enforcement or child protection who may be the victim of child abuse. Stepping Stones is pleased to report that no child victim was turned away when services were requested. Stepping Stones Staff continues to have a strong working relationship with the Multidisciplinary Team Members to provide quality supports to those in our community impacted by child abuse. Stepping Stone staff remained the same during this reporting period for the 2nd quarter in a row. It has been a great accomplishment to have both staff fully trained and completing forensic interviews, advocacy, and mental health screeners during this quarter. As you have seen the challenges over the last year with staffing changes was significant; however, the dedication from Family & Children's Center to the Stepping Stones program has allowed for that challenge to be overcome and result in the positiveness the program has experienced this past quarter. Family & Children's Center and Stepping Stone staff are very confident that the current three staff members (1 Coordinator and 2 Forensic Interviewers/Family Advocates) running the program will continue and remain for the foreseeable future. It is a wonderful feeling for not only the program staff, but the Multidisciplinary Team members and the children and families that Stepping Stone serves to see the same faces and gain confidence in the expertise of the services provided at Stepping Stones.

Documentation

Quarterly Report Supporting Documents

***No files uploaded*

Narrative

Case Id: 31097

Name: Family & Children's Center; Stepping Stones;

Report Id: 338: 1/1/2026-3/31/2026

Completed by dswedberg@fccnetwork.org on 4/8/2026 12:04 PM

Narrative

Please provide the following information.

Please provide a narrative regarding any accomplishments or barriers during this quarter. You may also upload any supporting documentation below.

Stepping Stones continues to provide strong quality forensic interviews for child and vulnerable adults who may be victims of abuse and supportive and engaged advocacy services to family members and caregivers of those children. Additionally, Stepping Stones staff provided family advocacy to child victims and non-offending caregivers. Stepping Stones staff also provided and/or participated in community engagement and education events, facilitated the La Crosse and Monroe Multidisciplinary Teams. Stepping Stones started working with Monroe County on forming a Multidisciplinary Team in 2025. Monroe County struggled with collaborative efforts when conducting investigation related to children. There was a great deal of mistrust, solo grandstanding, duplicative efforts, and hostility between social services and law enforcement. The initiation of the MDT was a first step in building bridges and creating better practices to support children, families, and victims of all forms. This has been a tenuous process and at times very stressful for the Stepping Stones staff who are facilitating the process. However, the notable progress has been seen throughout this reporting process. Team members are working together better, critical conversations are more constructive and less hostile, and member attendance at meetings is improving. Stepping Stones has been working to add a Teen Support Group for adolescents who are survivors of abuse and just at the end of this reporting period, Stepping Stones staff received notice that the funding for this group was successfully obtained. Stepping Stones continues to work hard to find alternative funding to maintain staffing levels and provide as much direct victim support as possible. Thankfully, Stepping Stones continues to have great support from our multidisciplinary team members and agencies. Limited funding has meant that there is not direct client assistance funds to support the financial barriers that victims face. Additionally, Stepping Stones has seen an increase in service requests. Staff have not had to decline any request for a forensic interview or initial advocacy; however, there continues to be a challenge to provide the desired level of on-going advocacy. Stepping Stones continues to see an increase in Child Sexual Abuse Material (CSAM,) Sextortion, and Trafficking related cases. This is believed to be in part due to increase in the number of victims and an increase in community outreach and education which supports victims in knowing how to find supports.

Documentation

Quarterly Report Supporting Documents

***No files uploaded*



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0555

Agenda Date: 6/4/2026

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

Resolution declaring certain property at 1552 Kane St (parcel #17-10113-110) as surplus property.

RESOLUTION

WHEREAS, the City of La Crosse owns property at 1552 Kane Street, known as the North Community Library; and

WHEREAS, the Library Board made the decision to close the North Community Library on November 11, 2025, effective June 15, 2026.

WHEREAS, the City amended Ordinance 5354 on December 11, 2025 (File #25-1097) which updated the process of the sale of City-owned land, directing the Planning Department to facilitate the initial surplus resolution and the remainder of the sale process and for the initial resolution to state if a Request For Proposal (RFP) process should be followed for the sale of the property.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby declares this property as surplus.

BE IT FURTHER RESOLVED that the property will be sold through a Request For Proposals (RFP) process facilitated by the Planning Department and overseen by the Economic and Community Development Commission.

BE IT FURTHER RESOLVED that the appropriate City staff are hereby authorized to take any and all steps necessary to effectuate said resolution.



CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
www.cityoflacrosse.org

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0578

Agenda Date: 5/27/2026

Version: 1

Status: Agenda Ready

In Control: Economic and Community Development Commission

File Type: General Item

City of La Crosse Replacement Housing

Policy: Homebuyer Selection Lottery

Effective Date: June 2026

1. Objective

The purpose of this policy is to establish a fair, transparent, and non-discriminatory method for selecting homebuyers when the number of eligible applicants exceeds the number of available housing units.

2. General Eligibility

To participate in the lottery, all applicants must be "Program Qualified" prior to the drawing.

Qualification includes:

- Verification that household income does not exceed HUD-defined AMI limits.
- Completion of or Confirmed Registration for a HUD-approved Homebuyer Education course.
- Submission of a mortgage pre-approval letter from a verified lender.
- Submission of an offer to purchase for an amount between 95% and 100% of the asking price of the property and keeps the monthly mortgage/taxes/insurance payments equal to or less than 31% of gross monthly income and equal to or less than 43% when you include all other debt obligations

3. Weighted Lottery System

This program utilizes a "Loyalty Credit" system to reward persistent applicants. The program will grant additional lottery entries to applicants who have unsuccessfully applied for and made qualifying offers on previous program properties within the last 2 years from the date the property is listed for sale.

3.1 Ticket Allocation

Tickets will be assigned per household based on the following verified history:

- **First-Time Applicant:** 1 Ticket
- **Second-Time Applicant:** 2 Tickets (Has made 1 previous unsuccessful offer).
- **Third-Time + Applicant:** 3 Tickets (Has made 2 or more previous unsuccessful offers).

4. Drawing Procedures

The lottery shall be conducted in a public forum (physical or live-streamed) to ensure transparency.

4.1 Application Process

Each interested party will complete an application in Neighborly which will be reviewed for program eligibility. All eligible applicants will be assigned a Unique ID number.

The Community Development Manager shall verify the number of entries each ID is entitled to based on the number of times the applicant has submitted a qualified offer in the past.

4.2 Selection

1. The selection of the buyer will remain with the Economic & Community Development Commissioners. The lottery draw shall be performed and presented to ECDC for review and approval. The results of the selection will be recorded in the meeting minutes by the applicant's Unique ID.

5. Post-Selection Requirements

Notice of Selection: All applicants will be notified by email or phone before 12:00pm (noon) the day following the ECDC meeting where the lottery draw was held to let them know if their offer had been selected or not.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0568

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CITY OF LA CROSSE

**400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
www.cityoflacrosse.org**

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



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City of La Crosse 2026 Action Plan

The Action Plan serves as a detailed, annual roadmap that allocates funds and identifies goals, projects and outcomes. The 2026 annual funding is allocated as follows:

Type	Funding Amount
CDBG	\$882,505
HOME	\$280,302.57



Quality Affordable Housing

- Increase access to affordable housing and homeownership for low-income individuals



Quality Affordable Housing

- Provide funding to increase the quality of housing for homeowners



Poverty Alleviation

- Provide resources to increase self-reliance through direct grants to partner organizations



Economic Development

- Fund workforce development programs & support business development through technical assistance to microenterprise businesses



Urgent Need

- Address urgent issues in a timely manner – this is a new expenditure category for the City of La Crosse and intended for emergency use



Administration

- Create & update plans, policies & procedures to address changing market needs
- Allocate funds for City staff to ensure compliance with CDBG and HOME regulations

- Increase access to affordable housing – CDBG \$325,000 | HOME \$690,097.58
- Provide funding to increase the quality of housing – CDBG \$118,683.51
- Fund workforce development programs – CDBG \$100,000
- Support business development – CDBG \$100,000
- Poverty Alleviation – CDBG \$149,763
- Urgent Need – CDBG \$50,000
- Administration – CDBG \$311,627.52 | HOME \$148,012.03

Poverty Alleviation Grantees | 2026 Public Service Awards

- Cia Siab, Inc; Kho Tsev: Hmoob Family Housing Program – \$14,571.13
- La Crosse County; Schuh-Mullen Project – \$48,241.00
- New Horizons; Homicide Prevention Shelter – \$14,571.13
- Catholic Charities; La Crosse Warming Center – \$30,183.05
- Salvation Army; Shelter Advocates – \$30,183.05
- Family & Children's Center; Stepping Stones – \$14,571.13

Executive Summary

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

1. Introduction

The City of La Crosse aims to support affordable housing, neighborhood revitalization, public services, and economic development for low- and moderate-income residents.

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.

Key outcomes of this plan are to increase access to quality affordable housing through new homeowner housing units added and repairs to homeowner owned properties, increase self-reliance through funding public service partners and advance economic opportunities through business support and workforce development.

3. Evaluation of past performance

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

In the past year, the City launched an RFP for Economic Development activities. One response was received and funded. CDBG funds were also utilized to acquire and demo properties while HOME funds were used for construction in partnership with the Replacement Housing Program.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

On 4/25, public notice was published in the La Crosse Tribune that the 2026 Action Plan draft was uploaded to the city website. A 30-day comment period takes place in addition to a public hearing at the Economic & Community Development Commission.

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.

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

7. Summary

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
CDBG Administrator	LA CROSSE	Planning and Development Department
HOME Administrator	LA CROSSE	Planning and Development Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Mara Keyes

keyesm@cityoflacrosse.org

608-789-7362

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

1. Introduction

The City engages with partners from a multitude of spaces to execute the CDBG and HOME allocation plan.

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 strengthens coordination among public and assisted housing providers and private and governmental health, mental health, and social service agencies by supporting cross-sector partnerships, participating in regional planning efforts, collaborating with organizations such as the La Crosse Housing Authority and Coulee Continuum of Care, and aligning Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funding with programs that integrate housing stability, healthcare access, and supportive services for vulnerable populations.

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 and La Crosse County partner with the Continuum of Care on the Pathways Home Plan to End Homelessness. This is a strategically aligned effort across municipalities that meets regularly to address the needs of homeless persons and persons at risk of homelessness.

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

The City of La Crosse Homeless Services Coordinator serves directly with the Continuum of Care providers to ensure alignment of ESG funds and alignment with HMIS database.

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

Table 2 – Agencies, groups, organizations who participated

0	Agency/Group/Organization	LA CROSSE COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Health Health Agency Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

N/A

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		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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**

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)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of La Crosse's anticipated resources include level funding for CDBG/HOME, plus program income that the City receives through its Housing Rehabilitation, Replacement Housing, and Small Business Loan programs. The estimated CDBG/HOME funding noted in this document is based on current HUD funding estimates but is subject to change, so these numbers may be altered in the future.

HUD allocations and funding are subject to change. Should the funding amounts change within +/- 20% of these anticipated dollars, the City's Planning & Development Staff will re-allocate funds as required. Should funding be increased or decreased by more than 20%, a Substantial Amendment will be completed and brought to the Economic & Community Development Commission.

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	882,505.00	300,000.00	0.00	1,182,505.00	0.00	Annual allocation is subject to Congressional Approval. Program Income is estimated, including Revolving Loan Funds. The City plans to receipt up to 20% of its Program Income to CDBG Administration.

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	280,302.57	250,000.00	236,472.52	766,775.09	0.00	Despite the effectiveness of City HOME programs, a decrease in funding is expected for HOME funds over the next five years.

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 will continue its history of matching nearly \$6 for every \$1 of CDBG investment, and often times significantly more than this. HOME Match requirements will be satisfied through donated time and labor from our technical college partner who builds homes and the Streets Department. Typically, projects are funded through a variety of sources, including but not limited to GeoBonds, TID dollars, TID Affordable Housing Extension and WHEDA programs.

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 owns several parcels throughout the City with the intention to develop into affordable housing through Replacement Housing and/or partner organizations.

Discussion

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	Increase access to affordable housing	2025	2029	Affordable Housing	City-Wide Area	Quality Affordable Housing	CDBG: \$325,000.00 HOME: \$690,097.58	Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted Buildings Demolished: 2 Buildings Other: 1 Other
2	Provide funding to increase the quality of housing	2025	2029	Affordable Housing	City-Wide Area Northside Neighborhood Revitalization Strategy Area	Quality Affordable Housing	CDBG: \$118,683.51	Rental units constructed: 1 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide resources to increase self-reliance	2025	2029	Homeless Public Services	City-Wide Area	Poverty Alleviation	CDBG: \$149,763.00	Public service activities other than Low/Moderate Income Housing Benefit: 205 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 95 Households Assisted Homelessness Prevention: 55 Persons Assisted
5	Create and update Plans, Policies, and Procedures	2025	2029	Administrative	City-Wide Area	Administration	CDBG: \$100,000.00	Other: 1 Other
6	Address urgent, emergency issues	2025	2029	Urgent Need	City-Wide Area	Address Urgent Needs of the City	CDBG: \$50,000.00	Other: 1 Other
7	Administer CDBG & HOME programs	2025	2029	Administrative	City-Wide Area	Administration	CDBG: \$311,627.52 HOME: \$148,012.03	Other: 1 Other
8	Fund workforce development programs	2025	2029	Economic Development	City-Wide Area	Economic Development	CDBG: \$100,000.00	Jobs created/retained: 1 Jobs Businesses assisted: 2 Businesses Assisted Other: 1 Other
9	Support business development	2025	2029	Economic Development	City-Wide Area	Economic Development	CDBG: \$100,000.00	Jobs created/retained: 1 Jobs Businesses assisted: 3 Businesses Assisted Other: 1 Other

Table 6 – Goals Summary

Annual Action Plan
2026

Goal Descriptions

1	Goal Name	Increase access to affordable housing
	Goal Description	Support opportunities for housing to low-income individuals through acquisition, demolition, construction, and/or providing financial assistance.
2	Goal Name	Provide funding to increase the quality of housing
	Goal Description	Address the aging housing stock through housing rehabilitation for low-income households and address hazards such as lead, asbestos and needed utility improvements.
4	Goal Name	Provide resources to increase self-reliance
	Goal Description	Fund public services and homeless services to improve self-reliance and alleviate poverty.
5	Goal Name	Create and update Plans, Policies, and Procedures
	Goal Description	Ensure CDBG and HOME programs are addressing current market needs through updates to plans, policies and procedures.
6	Goal Name	Address urgent, emergency issues
	Goal Description	Utilize CDBG and/or HOME funds to urgently address issues in the community that impact low-income individuals and households.
7	Goal Name	Administer CDBG & HOME programs
	Goal Description	Administer CDBG & HOME programs.

8	Goal Name	Fund workforce development programs
	Goal Description	Collaborate with partners to provide workforce training and job placement.
9	Goal Name	Support business development
	Goal Description	Provide support to eligible businesses through partner organizations.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of La Crosse will allocate funds towards projects that meet a priority need and towards activities that help meet its strategic goals.

Projects

#	Project Name
1	Replacement Housing
2	Housing Rehab
3	Administer CDBG/HOME Programs
4	Public Services
5	Workforce Development
6	Down Payment Assistance
7	Support Business Development
8	Urgent Need
9	Update Plans, Policies and Procedures

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Replacement Housing
	Target Area	City-Wide Area
	Goals Supported	Increase access to affordable housing
	Needs Addressed	Quality Affordable Housing
	Funding	CDBG: \$300,000.00
	Description	Increase access to affordable housing through replacement housing
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Housing Rehab
	Target Area	
	Goals Supported	Provide funding to increase the quality of housing
	Needs Addressed	Quality Affordable Housing
	Funding	CDBG: \$143,683.51
	Description	Provide funding to increase quality of housing through home rehabilitation.
	Target Date	3/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
3	Project Name	Administer CDBG/HOME Programs
	Target Area	City-Wide Area
	Goals Supported	Administer CDBG & HOME programs
	Needs Addressed	Administration
	Funding	CDBG: \$236,501.00
	Description	Administer CDBG/HOME Programs
	Target Date	3/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Public Services
	Target Area	City-Wide Area
	Goals Supported	Provide resources to increase self-reliance
	Needs Addressed	Poverty Alleviation
	Funding	CDBG: \$152,320.49
	Description	Provided resources to increase self reliance and alleviate poverty.
	Target Date	3/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	Workforce Development
	Target Area	
	Goals Supported	Fund workforce development programs
	Needs Addressed	Economic Development
	Funding	CDBG: \$100,000.00
	Description	Increase economic development opportunities by funding workforce development programs.
	Target Date	3/1/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Down Payment Assistance
	Target Area	
	Goals Supported	

	Needs Addressed	
	Funding	CDBG: \$25,000.00
	Description	Provide down payment assistance to eligible homebuyers.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	Support Business Development
	Target Area	City-Wide Area
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$100,000.00
	Description	Increase economic development opportunities through business development.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	Urgent Need
	Target Area	City-Wide Area
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$50,000.00
	Description	Address urgent, emergency issues.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
9	Project Name	Update Plans, Policies and Procedures
	Target Area	City-Wide Area
	Goals Supported	Administer CDBG & HOME programs
	Needs Addressed	Administration
	Funding	CDBG: \$100,000.00
	Description	Create and update plans, policies and procedures to address changing needs
	Target Date	1/31/2027
	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 primarily distribute funding to City-wide initiatives and projects in the Northside Neighborhood Revitalization Strategy Area. The latter is bounded by Gohres St to the north, Monitor St to the south, George St to the east, and US-53 to the west.

Geographic Distribution

Target Area	Percentage of Funds
City-Wide Area	85
Northside Neighborhood Revitalization Strategy Area	15

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Most of the priorities and goals identified take place at a City-Wide level. Floodplain measures will be focused in the Northside NRSA.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	25
Special-Needs	5
Total	40

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	0
Acquisition of Existing Units	1
Total	3

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The City of La Crosse will continue to collaborate with the La Crosse Housing Authority on advancing the recommendations outlined in the Analysis of Impediments to Fair Housing Choice, working with landlords, and addressing homelessness.

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

No actions are planned during the next year for public housing.

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

No actions are planned during the next year for public housing residents.

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

N/A

Discussion

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

Introduction

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 homeless outreach activities, with the intention of reaching 250 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 unsheltered persons, with the intention of reaching 100 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 of La Crosse will support the transition to permanent supportive housing, with the intention of reaching 50 persons.

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.

The City of La Crosse will support non-profit organizations in preventing homelessness for extremely low-income and/or at-risk households, with the intention of reaching 200 persons.

Discussion

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

Introduction:

The City of La Crosse will continue to support affordable housing opportunities in the region, continue to de-concentrate pockets of poverty and create mixed-income neighborhoods, promote homeownership for BIPOC households, collaborate with the La Crosse Housing Authority, and continue to promote housing for all abilities.

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

- Continue to conduct a comprehensive update of the City’s zoning and subdivision ordinances.
- Collaborate with La Crosse County on its current housing study to address local and regional housing needs.
- Continue the City’s Replacement Housing program to address the community’s most dangerous and dilapidated housing.
- Examine ways to increase the number of rental housing vouchers available in the region and roster of landlords that are willing to participate in the Housing Choice Voucher program.
- Use CDBG funds to support the construction of affordable housing.
- Address recommendations outlined in the recent Analysis of Impediments to Fair Housing Choice.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

In addition to the CDBG funded actions outlined in this Action Plan, there are other actions that the City of La Crosse will take to provide decent housing, a suitable living environment, and expand economic opportunities.

Actions planned to address obstacles to meeting underserved needs

Cuts to HUD funding has made it 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.

Actions planned to foster and maintain affordable housing

Rehabilitate and preserve existing affordable housing units.

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Support resiliency with CDBG funding through public services.

Actions planned to develop institutional structure

Strengthen partnerships and capacity among local agencies through coordinated planning with the La Crosse Housing Authority.

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

The City of La Crosse will continue to work with local housing and social service organizations to identify strategies to increase communication, share resources and knowledge, and secure additional financial resources.

Discussion:

Program Specific Requirements

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

Introduction:

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.	70.00%

**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:

The City consistently leverages funds in addition to HOME Investments.

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:

Recapture provisions must recoup the HOME investment from available net proceeds obtained from the sale of a house. 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.

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:

No planned activities for rental units. Replacement Policy & Procedures provide guidelines for resale/recapture of owner-occupied properties.

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:

No plans to utilize HOME funds to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

No plans to utilize HOME funds for TBRA activities.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

No plans to utilize HOME funds for TBRA activities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

