



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### Economic and Community Development Commission

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Wednesday, June 24, 2026

3:00 PM

Council Chambers

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#### Call to Order

#### Roll Call

#### Approval of Minutes

#### Agenda Items:

- [26-0676](#) Introduction to Tax Increment Financing (TIF) Applicant Capital Investment Partners, Project: Cowboy Jacks in River Point District
- [26-0668](#) 2025 Public Service Subrecipient Recap of Accomplishments and Program Outcomes- Part 2  
**Attachments:** [2025 Public Service Recap.png](#)  
[Catholic Charities 2025 Narratives and Final Report.pdf](#)  
[La Crosse County 2025 Narratives & Final Report.pdf](#)  
[New Horizons 2025 Narratives and Final Report.pdf](#)
- [26-0678](#) 2025 Consolidated Annual Performance and Evaluation Report (CAPER) Public Hearing  
**Attachments:** [2025 CAPER 061826 .pdf](#)  
*Public Hearing*
- [26-0682](#) Accept and File 2025 Consolidated Annual Performance and Evaluation Report (CAPER)  
**Attachments:** [2025 CAPER 061826 .pdf](#)
- [26-0641](#) Resolution implementing an affordable housing extension for Tax Increment District (TID) 14.  
**Attachments:** [26-0641 Resolution](#)  
[26-0641 Legislative Staff Report](#)
- [26-0642](#) Resolution terminating Tax Increment District (TID) 14.  
**Attachments:** [26-0642 Resolution](#)  
[26-0642 Staff Report](#)

[26-0683](#)

Consideration and possible action on Request for Proposals (RFP) for former North Community Library at 1552 Kane Street.

**Attachments:** [North Community Library Request for Proposals - DRAFT](#)

## 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*

Economic & Community Development Commission members: Mayor Shaundel Spivey-Washington, Tamra Dickinson, Erin Goggin, Gina Miller, Linda Lee, Vicki Markussen, Mary Rohrer



# City of La Crosse, Wisconsin

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## Text File

File Number: 26-0676

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**Agenda Date:** 6/24/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** Economic and Community Development Commission

**File Type:** General Item

**Agenda Number:**



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 26-0668

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**Agenda Date:** 6/24/2026

**Version:** 1

**Status:** Agenda Ready

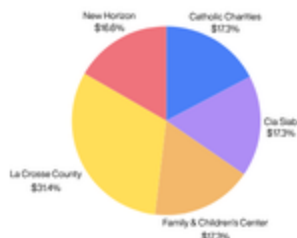
**In Control:** Economic and Community Development Commission

**File Type:** General Item

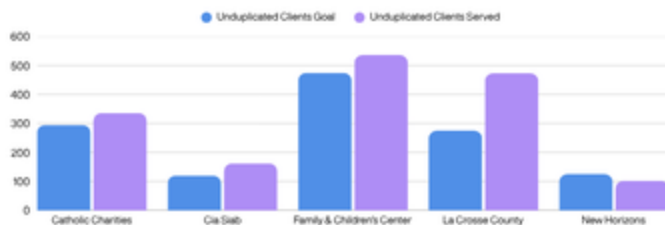
**Agenda Number:**

# 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
	<b>\$149,654.00</b>		

## Narrative

Completed by washtockl@cityoflacrosse.org on 10/8/2025 10:42 AM

Case Id: 31106

Name: Catholic Charities; La Crosse Warming Center;

Report Id: 327: 4/1/2025-6/30/2025

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## Narrative

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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.**

We completed our season in this quarter. We provided 854 night stays with 854 evening meals and 854 light breakfasts. One great success story is one of our guests agreed to AODA counseling and at the end of the season had remained sober for 4 months. Our largest barrier this quarter was the fact that we were closing on the morning of May 1st. As we reach the end of the season, reality begins to set in for many that we will no longer be a resource for them. Especially those that are banned from the Salvation Army. The reality for them is they will be homeless on the streets.

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## Documentation

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Quarterly Report Supporting Documents

*\*\*No files uploaded*

# Narrative

**Case Id:** 31106

**Name:** Catholic Charities; La Crosse Warming Center;

**Report Id:** 328: 7/1/2025-9/30/2025

Completed by grants@cclse.org on 10/15/2025 3:51 PM

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## Narrative

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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.**

The Warming Center is open November 1st through May 1st so we do not have any new data for this reporting period.

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## Documentation

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Quarterly Report Supporting Documents

*\*\*No files uploaded*

## Narrative

Completed by grants@cclse.org on 1/15/2026 3:58 PM

**Case Id:** 31106

**Name:** Catholic Charities; La Crosse Warming Center;

**Report Id:** 329: 10/1/2025-12/31/2025

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## Narrative

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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.**

We began a new season in this quarter. We provided 1199 night stays with 1199 evening meals and 1199 light breakfasts. Our largest challenge this quarter was getting all of our staff and volunteers trained so we could open our doors on November 1st. We see a large influx of folks utilizing our services right away with the cold weather so we have to be very efficient with client intake as soon as we open.

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## Documentation

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Quarterly Report Supporting Documents

*\*\*No files uploaded*

## Narrative

Completed by grants@cclse.org on 4/15/2026 5:07 PM

**Case Id:** 31106

**Name:** Catholic Charities; La Crosse Warming Center;

**Report Id:** 330: 1/1/2026-3/31/2026

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## Narrative

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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.**

We neared the end of a shelter season this quarter. We provided 3,030 night stays with 3,030 evening meals and 3,030 light breakfasts. Our largest challenge this quarter was dealing with a stretch of severe winter weather with multiple days/nights below zero where we operated at emergency capacity, which can require more of our shelter staff and volunteers. We had to work very efficiently to ensure we served all shelter guests and provided the needed care during those cold nights.

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## Documentation

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Quarterly Report Supporting Documents

*\*\*No files uploaded*

# Final Report

Completed by grants@cclse.org on 4/15/2026 5:08 PM

Case Id: 31106

Name: Catholic Charities; La Crosse Warming Center;

Report Id: 284: 4/1/2025-3/31/2026

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## Final Report

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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.**

The La Crosse Warming Center (LWC) is a seasonal emergency night-by-night shelter open each night from November 1st through the morning of May 1st annually. The LWC provides single adults experiencing homelessness a safe place to be and sleep, a warm dinner, a light breakfast, showers, laundry, personal care items, warm clothing, and referrals to mainstream resources. The LWC can serve up to 34 individuals every night, with capacity raised to 44 in extreme weather.

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

In total, during the grant period we served 336 unduplicated individuals at the LWC for a total of 5,883 bed nights and 5,883 suppers and light breakfasts. As a No Wrong Door agency, we participate in Coordinated Entry and connected guests to mainstream resources throughout the grant period. During the grant period, a total of 64 exited shelter to more permanent housing situations, and we grew our partnerships with community partners like the City of La Crosse, St. Clare Health Mission, and Coulee Recovery Center.

**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.**

The LWC, by providing this necessary resource for such a vulnerable population, acutely lowers the strain on the City's emergency resources, hospitals, jails, and local businesses. The work of the LWC is a vital piece of the Pathways Home 5 Year Plan to End Homelessness, and by connecting those experiencing homelessness to mainstream resources, especially those who are chronically homeless, we can continue to move towards the goal of stints of homelessness being rare, brief, and singular events.

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

Aside from those challenges described in the quarterly reports, the biggest challenge currently facing LWC and the guests we served is the coming closure of the shelter for the season and the anxiety that many of our guests have around the uncertainty that follows. During this time, we do our best to engage with guests nightly to plan their shelter exits and ensure they know what community resources they have access to and could benefit from.

**5. Include any success stories or testimonials.**

Anna was at the WC this season. Dealing with addiction issues. Started to get clean and not using. Got a part time job. We brought in an NA meeting group at the WC this season. She started attending the meetings and then we referred her to additional meetings at Coulee Recovery which she attended when not working. She had appts with Mobile Med that comes to the WC. She got a community help worker who helped her secure a spot with Unity through Emplify (30 day) program. She completed, and reunited with her family. We are happy to say as of now, she is currently 120 days sober!

Printed By: Linzi Washtock on 6/17/2026

1 of 2



# Narrative

Case Id: 31109

Name: La Crosse County; Schuh-Mullen Project; 2025 -

Report Id: 339: 4/1/2025-6/30/2025

Completed by washtockl@cityoflacrosse.org on 10/8/2025 12:19 PM

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## Narrative

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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.**

One of the La Crosse Area Family Collaborative's key objectives is to keep families from needing deep-end child welfare interventions. We work proactively to address needs identified by families, stabilizing household challenges so parents can protect their children and support their healthy development. To track progress, we monitor whether parents are referred to or screened in by Child Protective Services within three months of first connecting with LAFC. Our targets are that fewer than 20% of families be referred to CPS, and fewer than 10% screened in. In Q1 2025, the Schuh Mullen Neighborhood Social Worker began working with eight new families. Impressively, none of them (0%) were referred to CPS within three months of their initial engagement with LAFC. Additionally, LAFC successfully met 90% of the family-identified needs presented during Q2, 2025. There was a total of 197 unmet needs presented to the Schuh-Mullen Neighborhood Social Worker amongst the 41 unique households supported during Q2, 2025. 178 (90 %) of those needs were met.

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## Documentation

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Quarterly Report Supporting Documents

*\*\*No files uploaded*

# Narrative

Case Id: 31109

Name: La Crosse County; Schuh-Mullen Project; 2025 -

Report Id: 340: 7/1/2025-9/30/2025

Completed by [ihoffman@lacrossecounty.org](mailto:ihoffman@lacrossecounty.org) on 10/15/2025 5:02 PM

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## Narrative

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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 success for Q 3 is that 12 new households were enrolled into programming and provided supports by the Schuh-Mullen Neighborhood Social Worker. Those 12 new households are in addition to the 30 ongoing households who also received support during Q 3. A total of 229 needs were identified by families and worked on by the Neighborhood Social Worker with 89% of those needs being met. An individual success story from Q 3 involved helping a family of 7, 6 children and 1 parent, transition into sustainable housing in the Schuh-Mullen Neighborhood who were previously homeless. This family lost their case management and primary supports when they transitioned out of the shelter they were staying in. By having a social worker embedded in the neighborhood, we were able to link this family with ongoing, accessible supports, immediately. Previously homeless individuals who do not have ongoing supports have a higher risk of becoming homeless again. Making immediate connections to case management is not only a win for this family but also for our community's homeless response system and resources.

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## Documentation

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Quarterly Report Supporting Documents

*\*\*No files uploaded*

## Narrative

Completed by [ihoffman@lacrossecounty.org](mailto:ihoffman@lacrossecounty.org) on 1/14/2026 4:59 PM

Case Id: 31109

Name: La Crosse County; Schuh-Mullen Project; 2025 -

Report Id: 341: 10/1/2025-12/31/2025

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## Narrative

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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.**

In terms of new project activities that are available to the neighborhood at large, a new adult/parent focused night at the community center was launched over the past quarter. This was a recommendation from the parents in the neighborhood as a way to connect with one another, to network, and to discuss challenges and solutions in a setting that prioritizes connections. Many parents reported having minimal breaks from their children and minimal interaction with other adults due to limited support networks. These engagement opportunities are facilitated by the Schuh-Mullen team. They are in addition to the Parent Cafes, family nights, tenant association meetings, and career planning opportunities offered at the Schuh-Mullen community center. In addition to engaging in neighborhood impact work, LAFC's primary role is providing direct supports and case management for families. Below is an individual success story that peaked over the past quarter: The LAFC Schuh-Mullen Neighborhood Social Worker has been supporting a single mother and her child for the past 10 months. The mother has experienced significant trauma throughout her life, both as a child and as an adult, most recently within a domestically violent relationship. Her three-year-old son was recently diagnosed with autism, which has been a primary focus of support over the past several months. LAFC has provided direct support by assisting with medical health navigation, including identifying appropriate treatment and provider options, offering support during appointments, arranging transportation, and connecting the family to educational resources. Long-term supports have since been established through La Crosse County's Children with Special Needs Unit. Establishing medical and developmental supports for her child was a huge accomplishment for this mother. She previously was unable to tackle supports for her son as she was struggling with her own unmet mental health needs. She was often unable to leave her home due to anxiety and fear. LAFC's prevention-focused approach has provided a supportive, strength-based environment. As a result, the parent now feels safe enough to leave the home and engage in services for herself, including working toward her GED and accessing mental health supports.

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## Documentation

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Quarterly Report Supporting Documents

*\*\*No files uploaded*

# Goals

**Case Id:** 31109

**Name:** La Crosse County; Schuh-Mullen Project; 2025 -

**Report Id:** 342: 1/1/2026-3/31/2026

Completed by *ihoffman@lacrossecounty.org* on 4/15/2026 1:22 PM

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## Goals

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Please provide the following information

### 1. New Clients Served

Number of unduplicated clients served (According to 24 CFR 570.201(e))

*Expected Outcome:* 275

Progress	The Schuh-Mullen Neighborhood Social Worker provided direct supports for 66 individual households throughout the project period. That includes 94 adults and 151 children totaling 245 unduplicated clients served.
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# Final Report

Completed by [ihoffman@lacrossecounty.org](mailto:ihoffman@lacrossecounty.org) on 4/17/2026 4:07 PM

**Case Id:** 31109

**Name:** La Crosse County; Schuh-Mullen Project; 2025 -

**Report Id:** 282: 4/1/2025-3/31/2026

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## Final Report

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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.**

The national objective for the Schuh-Mullen Project is low-moderate income clientele and the priority focus is to alleviate poverty and increase self-reliance with a focus on mental health, substance abuse, health care, domestic violence, and youth services. The project serves the Housing Authority of the City of La Crosse Schuh-Mullen development in addition to any families who attend North Woods Elementary School, La Crosse. These are public housing units available to individuals and/or families who meet income guidelines set by Housing and Urban Development (HUD). There are 144 households within the Schuh-Mullen Neighborhoods and approximately 290 children who attend Northwoods Elementary School. The community needs the project aims to address include: - Housing stability - Reduction in the need for family crisis response such police or CPS - Increase in social connections - Increase in access to services

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

The primary services funded by CDBG to address these community needs is a LAFC Neighborhood Social Worker (NSW) who is embedded in the neighborhood. The NSW is available to provide direct supports to all residents on a voluntary basis. The NSW also acts as a linkage between residents and other providers/services. Direct supports were provided to 66 individual households throughout the project period. That includes 94 adults and 151 children totaling 245 unduplicated clients served. The most common needs addressed were transportation, housing issues, mental health navigation, youth and family supports, employment, and basic needs. - Over 80% of the client needs presented to the NSW were met. - Less than 20% of LAFC enrolled families were referred to CPS within 3 months of initial engagement.

**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.**

With improved access to services and supports, families were better able to meet basic needs like housing stability, food security, and access to medical and mental health services. For children, this translated to fewer disruptions, more consistent routines, and a stronger sense of safety and well-being. Stronger engagement with schools helped caregivers feel more confident navigating the education system, communicating with teachers, and advocating for their children's needs. For kids, this led to better attendance, improved academic performance, and a greater sense of belonging in the classroom. Opportunities for employment helped parents with financial stability and independence. This reduced stress within the household, which in turn created a more supportive and predictable environment for children to grow and thrive. Finally, increased social connections helped reduce isolation and build community. Families developed relationships with neighbors and peers, creating informal support networks. For children, this meant more opportunities for positive social interaction, friendship, and community involvement. Together, these supports reinforced one another, helping families move from crisis response toward longer-term stability, while giving children the consistency and support they need for healthy development. Additional project efforts included

Printed By: Linzi Washtock on 6/17/2026

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facilitating the following neighborhood programming aimed at enhancing social cohesion and community: - Monthly family nights (Avg. 40 residents per event) - Parent Cafes (Avg 10 parents per session) - Parent only nights focused on support and social connections (15 parents per event) - Tenant association meetings - Career and educational planning events

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

The primary challenges involved collecting and reporting data across the broader project when key metrics are maintained by external partners such as police, schools, and the Housing Authority. Tracking outcomes across multiple agencies and databases introduces logistical, technical, and confidentiality barriers that can limit data access and consistency. Looking ahead, there are opportunities to strengthen data collection by incorporating more qualitative insights, such as community surveys, and expanding quantitative tracking. This would allow the neighborhood social worker to begin monitoring outcomes that have traditionally been captured by other agencies, including evictions and reasons for moving.

**5. Include any success stories or testimonials.**

Please review each quarterly report for individual client success stories.

## Narrative

Case Id: 31104

Name: New Horizons; Homicide Prevention Shelter;

Completed by washtockl@cityoflacrosse.org on 10/6/2025 3:23 PM

Report Id: 323: 4/1/2025-6/30/2025

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### Narrative

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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.**

\*\*\*This was originally submitted by New Horizons in a timely manner. There was an error in the set up so staff had to manually enter again.

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### Documentation

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Quarterly Report Supporting Documents

*\*\*No files uploaded*

## Narrative

Case Id: 31104

Name: New Horizons; Homicide Prevention Shelter;

Report Id: 324: 7/1/2025-9/30/2025

Completed by programcoord@nhagainstabuse.org on 10/8/2025  
10:40 AM

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## Narrative

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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.**

Of the 28 unduplicated individuals from the City of La Crosse who received shelter services during the reporting period, 1 person left shelter to a rental with no ongoing housing subsidy.

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## Documentation

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Quarterly Report Supporting Documents

*\*\*No files uploaded*

## Narrative

**Case Id:** 31104

**Name:** New Horizons; Homicide Prevention Shelter;

**Report Id:** 325: 10/1/2025-12/31/2025

Completed by programcoord@nhagainstabuse.org on 1/9/2026  
3:02 PM

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## Narrative

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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.**

Of the 9 clients served from the City of La Crosse, all 9 still remain in our shelter.

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## Documentation

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Quarterly Report Supporting Documents

*\*\*No files uploaded*

## Narrative

Completed by programcoord@nhagainstabuse.org on 4/15/2026  
2:07 PM

**Case Id:** 31104

**Name:** New Horizons; Homicide Prevention Shelter;

**Report Id:** 326: 1/1/2026-3/31/2026

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## Narrative

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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.**

No accomplishments or barriers to share at this time.

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## Documentation

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Quarterly Report Supporting Documents

*\*\*No files uploaded*

# Final Report

Completed by programcoord@nhagainstabuse.org on 4/15/2026  
2:19 PM

Case Id: 31104

Name: New Horizons; Homicide Prevention Shelter;

Report Id: 316: 4/1/2025-3/31/2026

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## Final Report

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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.**

This grant supported the facilities manager, whose time is primarily spent at our homicide prevention shelter. Our shelter serves individuals and families fleeing from domestic/sexual violence, stalking and human trafficking.

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

Between 4/1/25-3/31/26, we provided 72 unduplicated individuals with 3,479 bed nights of shelter. While this number is lower than anticipated, we believe this is due to our decision mid-2025 to extend maximum length of shelter stays from 90 to 120 days.

**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.**

Our homicide prevention shelter does a lot more than provide a safe place to stay; it creates ripple effects that strengthen the entire community. It increases safety for everyone: When survivors have a place to go, it interrupts cycles of violence. That reduces repeat incidents, emergency calls, and harm not just to individuals, but to neighborhoods as a whole. It supports long-term stability: Shelters help people access housing, employment, childcare, and legal support. When survivors regain stability, they're better able to contribute to the community—economically and socially. It protects and supports children: Kids who experience violence are at higher risk for long-term challenges. Shelters provide trauma-informed care, helping children heal and succeed in school and relationships, which benefits future generations. It reduces strain on public systems: By providing early intervention, shelters can decrease reliance on law enforcement, healthcare systems, and emergency services—saving community resources over time. It raises awareness and prevention: DV shelters often lead education efforts around healthy relationships, consent, and bystander intervention. That kind of prevention work helps shift community norms and reduce violence overall. It builds a culture of support and accountability. When a community visibly supports survivors, it sends a clear message: abuse isn't tolerated here. That encourages more people to seek help and more accountability for those causing harm.

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

Our largest barrier is not having enough space for everyone who needs it. Here are some of the key challenges: Turning survivors away: The hardest reality is that some people seeking safety may be told there's no room. That can mean staying in or returning to a dangerous situation, or scrambling to find alternatives that may not be safe or supportive. Increased risk and escalation: Without immediate access to shelter, survivors face a higher risk of continued or escalating violence, especially during the time they're trying to leave, which is often the most dangerous period. Strain on other community resources: When shelters are full, survivors may turn to hospitals, law enforcement, or homelessness services, which may not be equipped to provide trauma-informed, DV-specific support.

Printed By: Linzi Washtock on 6/17/2026

1 of 2

Hidden homelessness Many survivors end up “couch surfing” or staying with friends/family. While it may seem like a temporary fix, it can be unstable and isolating—and often keeps the situation invisible. Barriers to leaving Knowing there may not be space can discourage survivors from even attempting to leave, especially if they have children, pets, or complex needs. Staff burnout and moral distress: Advocates often carry the emotional weight of not being able to help everyone. Turning someone away goes against the core mission and can lead to burnout. Equity gaps widen: Limited space can disproportionately affect survivors with additional barriers, such as those with disabilities, larger families, language barriers, or those from marginalized communities. Longer-term system impact: When people can’t access shelter early, crises often deepen, leading to longer shelter stays later, greater financial needs, and more intensive services.

#### **5. Include any success stories or testimonials.**

One of our clients just aged out of the foster care system. The last few years she has been sex trafficked by her boyfriend who often uses emotional manipulation and drugs to coerce her into doing things for him. He often only requests she see him when he is need of money or drugs. He will use her emotional attachment against her and refuse to contact her or update her, knowing that she will go looking for him. By the time he reaches out again she is there waiting for him. Recently she was worried that he was detained by ICE or arrested and taken to Milwaukee. Together we called the La Crosse jail and also the Milwaukee jail to see if he was there. After 3 days she finally heard from him, and he informed her he was house sitting for a friend and safe the entire time. We are hoping that her time at shelter can focus on safety and learning what that looks like and does not look like. If we are able to show her kindness, understanding, and support there is a greater chance that one day she will be able to heal and move on from this part of her life.



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 26-0678

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**Agenda Date:** 6/24/2026

**Version:** 2

**Status:** Agenda Ready

**In Control:** Economic and Community Development Commission

**File Type:** General Item

**Agenda Number:**

## 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.

The City of La Crosse advanced key initiatives as identified in the 2025-2029 Consolidated Plan and 2025 Action Plan. Key steps were taken to develop affordable housing in partnership with Western Technical College and the La Crosse School District. Self reliance was advanced through public service awards to New Horizons, Cia Siab, Catholic Charities, Family & Children Center and the La Crosse Area Family Collaborative. Steps were taken toward economic development as an RFP was launched and Revby was awarded the contract to support microbusinesses. We do not have these outcomes on this year's CAPER but likely will as we review the 2026 program year.

While these advances took place, the rehabilitation program and down payment assistance programs were not active due to staffing changes and leave. These are key initiatives that did not meet expected outcomes.

### 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
Address urgent, emergency issues	Urgent Need	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%	1	0	0.00%

CAPER

1

Administer CDBG & HOME programs	Administrative	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%	1	0	0.00%
Create and update Plans, Policies, and Procedures	Administrative	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%
Fund workforce development programs	Economic Development	CDBG: \$	Jobs created/retained	Jobs	6	0	0.00%	1	0	0.00%
Fund workforce development programs	Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	6	0	0.00%	2	0	0.00%
Fund workforce development programs	Economic Development	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%
Increase access to affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	7	0	0.00%	3	0	0.00%
Increase access to affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12	0	0.00%	1	0	0.00%

Increase access to affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	24	0	0.00%	5	0	0.00%
Increase access to affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Buildings Demolished	Buildings	10	0	0.00%	2	0	0.00%
Increase access to affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%	1	0	0.00%
Provide funding to increase the quality of housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	5	0	0.00%	1	0	0.00%
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Provide resources to increase self-reliance	Homeless Public Services	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	65	336	516.92%	0	336	
Provide resources to increase self-reliance	Homeless Public Services	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Provide resources to increase self-reliance	Homeless Public Services	CDBG: \$	Homelessness Prevention	Persons Assisted	55	0	0.00%	55	0	0.00%
Provide resources to increase self-reliance	Homeless Public Services	CDBG: \$	Other	Other	1	0	0.00%			
Support business development	Economic Development	CDBG: \$	Jobs created/retained	Jobs	8	0	0.00%	1	0	0.00%
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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.**

Outcomes align with the programs executed throughout the previous program year – and therefore some of the expected outcomes do not meet the actual outcomes. The highest priority needs identified were access to quality affordable housing, self-reliance and economic development. The 2025 CDBG funds were utilized to add homeowner housing and support resilience through funding public services.

**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)

	<b>CDBG</b>	<b>HOME</b>
White	921	5
Black or African American	327	10
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American Indian or American Native	59	0
Native Hawaiian or Other Pacific Islander	5	0
<b>Total</b>	<b>1,508</b>	<b>15</b>
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Not Hispanic	1,398	15

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

**Narrative**

**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	2,144,183	
HOME	public - federal	986,747	

**Table 3 - Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide Area	85		Nature of activities make it difficult to limit to one part of the city.
Northside Neighborhood Revitalization Strategy Area	15		

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The 2025 Program year consisted of City-Wide initiatives.

## 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.**

The City of La Crosse leverages federal funds in a multitude of ways. Most notably – due to our partnership with Western Technical College and the School District of La Crosse, the labor hours of the students act as the largest portion of match. This donated time consistently puts us over the match requirement. In addition to the time spent, the City leverages TID funds to pair with developments and is pursuing additional options for non-federal funds.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**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

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

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

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	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**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
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	10	0
Number of Non-Homeless households to be provided affordable housing units	25	0
Number of Special-Needs households to be provided affordable housing units	5	0
<b>Total</b>	<b>40</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	2
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	1	1
<b>Total</b>	<b>3</b>	<b>3</b>

Table 12 – Number of Households Supported

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

The timing of outcomes and activities can be a challenge for these areas, as often there is not an actual deliverable until the home is sold or complete.

**Discuss how these outcomes will impact future annual action plans.**

Future action plans will continue to prioritize new housing development in addition to rehab of homes.

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	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 13 – Number of Households Served

### Narrative Information

**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 and La Crosse County have partnered on Pathways Home – A plan to reach functional zero homelessness by 2029. The Homeless Outreach Team (HOT) goes out weekly and is comprised of City and County staff and public service workers to directly reach unhoused individuals where they are at.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Emergency shelter and transitional housing are supported by CDBG Public Service funds to Catholic Charities Warming Center and La Crosse Area Family Collaborative who provide case management and housing support to families experiencing housing instability.

**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 Youth Homeless Deflection Program is supported by HUD and administered by the YWCA to ensure youth have access to housing options when transitioning into adulthood.

**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 Pathways Home Case Conferencing team meets weekly to specifically focus on housing individuals experiencing homelessness. A key component of this plan is to pair individuals with the right type of housing to meet their needs and ensure appropriate case management so they can be successful.

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

### **Actions taken to address the needs of public housing**

No actions were taken to address the needs of public housing

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

There has been a focus on bringing housing navigation and case management support on-site to public housing in hopes to encourage participation of residents. This is in its initial phases still.

### **Actions taken to provide assistance to troubled PHAs**

N/A – The PHA in La Crosse is not troubled.

### **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 Zoning Code plays a role in the development of affordable housing. Residential requirements, set backs, definition of family, lot sizes all make it challenging to develop new housing units.

The City is reviewing and updating the zoning code in hopes to alleviate some of these challenges. In addition to zoning code updates, the City seeks out opportunities to develop in the floodplain, a significant barrier to affordable housing development.

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

A key need of underserved individuals is access to affordable housing. The City leverages CDBG and HOME funds with LIHTC awards to increase opportunities development of housing units.

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

The City has moved away from managing the lead-based paint program and is relying on the State of Wisconsin's Lead-Safe Homes program to address lead in the community.

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

Actions are taken through support of public service, specifically Couleecap, La Crosse Area Family Collaborative, New Horizons, Cia Siab and Family Children Center.

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

The City of La Crosse and La Crosse County partnership has been instrumental in developing institutional structure. The County Health Department is exploring ways to support underserved populations through their social support services.

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

A new model has being piloted with The Collective on Fourth Housing Development. This is a Memorandum of Understanding (MOU) between the private developer, Cinnaire, the social service agency, Lutheran Social Services and the City and County to ensure delivery of services. This has placed 12 previously unhoused individuals into housing in 2025 with 11 of those units having lease renewals in

2026.

**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 is analyzing the current process for addressing fair housing complaints. This is currently done through the Human Rights Commission for issues with private landlords. The Housing Authority has their own process for addressing fair housing issues.

## **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.

The Economic and Community Development Commission approves the Public Service applications and to increase transparency, public service recipients have provided updates on their 2025 program year accomplishments to the Commission.

## **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.**

In the 2025 program year, significant outreach took place in the creation of the 2025-2029 Consolidated Plan. Two public forums were held in addition to the public hearings at committee meetings, as well as a survey and 1:1 meetings with key partners.

The City continues to identify more ways to engage with the public. There is always room for improvement!

**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.**

Overall there were not many changes in the program objectives, as they were recently just set with the Consolidated Planning Process.

**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 24 CFR 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 24 CFR §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.

HOME funds were not utilized for rental housing and therefore no rental inspections took place.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

The City of La Crosse affirmatively markets its housing programs by promoting them to several non-profit agencies that work with minorities. The City sold several of its homes to minorities, single mothers, and the elderly.

### **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**

Program Income was used to build the following homes: 929 5th Ave, 516 Caledonia, 1223 9th St and 2010 14th St.

Three of these homes were sold, two to single parents with one child and the third to a single working adult making below median income .

### **Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

**Narrative**

Section 3 requirements come into place for CDBG bids over \$200,000 and the City of La Crosse does not have anything that meets this threshold.

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

Recipient Name LA CROSSE  
 Organizational DUNS Number 078673670  
 UEI  
 EIN/TIN Number 396005490  
 Identify the Field Office MILWAUKEE  
 Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

**ESG Contact Name**

Prefix  
 First Name  
 Middle Name  
 Last Name  
 Suffix  
 Title

**ESG Contact Address**

Street Address 1  
 Street Address 2  
 City  
 State  
 ZIP Code

**Phone Number**  
**Extension**  
**Fax Number**  
**Email Address**

**ESG Secondary Contact**

**Prefix**  
**First Name**  
**Last Name**  
**Suffix**  
**Title**  
**Phone Number**  
**Extension**  
**Email Address**

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	04/01/2025
<b>Program Year End Date</b>	03/31/2026

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**UEI**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 26-0682

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**Agenda Date:** 6/24/2026

**Version:** 1

**Status:** Agenda Ready

**In Control:** Economic and Community Development Commission

**File Type:** General Item

## 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.

The City of La Crosse advanced key initiatives as identified in the 2025-2029 Consolidated Plan and 2025 Action Plan. Key steps were taken to develop affordable housing in partnership with Western Technical College and the La Crosse School District. Self reliance was advanced through public service awards to New Horizons, Cia Siab, Catholic Charities, Family & Children Center and the La Crosse Area Family Collaborative. Steps were taken toward economic development as an RFP was launched and Revby was awarded the contract to support microbusinesses. We do not have these outcomes on this year's CAPER but likely will as we review the 2026 program year.

While these advances took place, the rehabilitation program and down payment assistance programs were not active due to staffing changes and leave. These are key initiatives that did not meet expected outcomes.

### 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
Address urgent, emergency issues	Urgent Need	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%	1	0	0.00%

CAPER

1

Administer CDBG & HOME programs	Administrative	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%	1	0	0.00%
Create and update Plans, Policies, and Procedures	Administrative	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%
Fund workforce development programs	Economic Development	CDBG: \$	Jobs created/retained	Jobs	6	0	0.00%	1	0	0.00%
Fund workforce development programs	Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	6	0	0.00%	2	0	0.00%
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**giving special attention to the highest priority activities identified.**

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**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)

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

**Narrative**

**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
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**Table 3 - Resources Made Available**

**Narrative**

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
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Northside Neighborhood Revitalization Strategy Area	15		

**Table 4 – Identify the geographic distribution and location of investments**

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## 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.**

The City of La Crosse leverages federal funds in a multitude of ways. Most notably – due to our partnership with Western Technical College and the School District of La Crosse, the labor hours of the students act as the largest portion of match. This donated time consistently puts us over the match requirement. In addition to the time spent, the City leverages TID funds to pair with developments and is pursuing additional options for non-federal funds.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**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

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

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

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	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**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
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	10	0
Number of Non-Homeless households to be provided affordable housing units	25	0
Number of Special-Needs households to be provided affordable housing units	5	0
<b>Total</b>	<b>40</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	2
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	1	1
<b>Total</b>	<b>3</b>	<b>3</b>

Table 12 – Number of Households Supported

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

The timing of outcomes and activities can be a challenge for these areas, as often there is not an actual deliverable until the home is sold or complete.

**Discuss how these outcomes will impact future annual action plans.**

Future action plans will continue to prioritize new housing development in addition to rehab of homes.

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	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 13 – Number of Households Served

### Narrative Information

## **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 and La Crosse County have partnered on Pathways Home – A plan to reach functional zero homelessness by 2029. The Homeless Outreach Team (HOT) goes out weekly and is comprised of City and County staff and public service workers to directly reach unhoused individuals where they are at.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Emergency shelter and transitional housing are supported by CDBG Public Service funds to Catholic Charities Warming Center and La Crosse Area Family Collaborative who provide case management and housing support to families experiencing housing instability.

### **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 Youth Homeless Deflection Program is supported by HUD and administered by the YWCA to ensure youth have access to housing options when transitioning into adulthood.

### **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 Pathways Home Case Conferencing team meets weekly to specifically focus on housing individuals experiencing homelessness. A key component of this plan is to pair individuals with the right type of housing to meet their needs and ensure appropriate case management so they can be successful.

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

### **Actions taken to address the needs of public housing**

No actions were taken to address the needs of public housing

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

There has been a focus on bringing housing navigation and case management support on-site to public housing in hopes to encourage participation of residents. This is in its initial phases still.

### **Actions taken to provide assistance to troubled PHAs**

N/A – The PHA in La Crosse is not troubled.

### **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 Zoning Code plays a role in the development of affordable housing. Residential requirements, set backs, definition of family, lot sizes all make it challenging to develop new housing units.

The City is reviewing and updating the zoning code in hopes to alleviate some of these challenges. In addition to zoning code updates, the City seeks out opportunities to develop in the floodplain, a significant barrier to affordable housing development.

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

A key need of underserved individuals is access to affordable housing. The City leverages CDBG and HOME funds with LIHTC awards to increase opportunities development of housing units.

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

The City has moved away from managing the lead-based paint program and is relying on the State of Wisconsin's Lead-Safe Homes program to address lead in the community.

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

Actions are taken through support of public service, specifically Couleecap, La Crosse Area Family Collaborative, New Horizons, Cia Siab and Family Children Center.

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

The City of La Crosse and La Crosse County partnership has been instrumental in developing institutional structure. The County Health Department is exploring ways to support underserved populations through their social support services.

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

A new model has being piloted with The Collective on Fourth Housing Development. This is a Memorandum of Understanding (MOU) between the private developer, Cinnaire, the social service agency, Lutheran Social Services and the City and County to ensure delivery of services. This has placed 12 previously unhoused individuals into housing in 2025 with 11 of those units having lease renewals in

2026.

**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 is analyzing the current process for addressing fair housing complaints. This is currently done through the Human Rights Commission for issues with private landlords. The Housing Authority has their own process for addressing fair housing issues.

## **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.

The Economic and Community Development Commission approves the Public Service applications and to increase transparency, public service recipients have provided updates on their 2025 program year accomplishments to the Commission.

## **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.**

In the 2025 program year, significant outreach took place in the creation of the 2025-2029 Consolidated Plan. Two public forums were held in addition to the public hearings at committee meetings, as well as a survey and 1:1 meetings with key partners.

The City continues to identify more ways to engage with the public. There is always room for improvement!

**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.**

Overall there were not many changes in the program objectives, as they were recently just set with the Consolidated Planning Process.

**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 24 CFR 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 24 CFR §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.

HOME funds were not utilized for rental housing and therefore no rental inspections took place.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

The City of La Crosse affirmatively markets its housing programs by promoting them to several non-profit agencies that work with minorities. The City sold several of its homes to minorities, single mothers, and the elderly.

### **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**

Program Income was used to build the following homes: 929 5th Ave, 516 Caledonia, 1223 9th St and 2010 14th St.

Three of these homes were sold, two to single parents with one child and the third to a single working adult making below median income .

### **Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

**Narrative**

Section 3 requirements come into place for CDBG bids over \$200,000 and the City of La Crosse does not have anything that meets this threshold.

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

Recipient Name LA CROSSE  
 Organizational DUNS Number 078673670  
 UEI  
 EIN/TIN Number 396005490  
 Identify the Field Office MILWAUKEE  
 Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance

**ESG Contact Name**

Prefix  
 First Name  
 Middle Name  
 Last Name  
 Suffix  
 Title

**ESG Contact Address**

Street Address 1  
 Street Address 2  
 City  
 State  
 ZIP Code

**Phone Number**  
**Extension**  
**Fax Number**  
**Email Address**

**ESG Secondary Contact**

**Prefix**  
**First Name**  
**Last Name**  
**Suffix**  
**Title**  
**Phone Number**  
**Extension**  
**Email Address**

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 04/01/2025  
**Program Year End Date** 03/31/2026

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**UEI**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 26-0641

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**Agenda Date:** 7/2/2026

**Version:** 1

**Status:** New Business

**In Control:** Finance & Personnel Committee

**File Type:** Resolution

**Agenda Number:**

Resolution implementing an affordable housing extension for Tax Increment District (TID) 14.

RESOLUTION

WHEREAS, the City of La Crosse created TID 14 on August 24, 2006 and successfully completed implementation of the project plan and sufficient increment was collected in 2026 from the 2025 tax roll to pay off its aggregate project costs; and

WHEREAS, state law requires termination of a TID after all project costs have been paid, state law (sec. 66.1105(6)(g), Wis. Stats.), does allow extension of a TID up to one year, using the last year of tax increment to improve the City's housing stock; and

WHEREAS, at least 75 percent of the final increment must benefit affordable housing with the remaining portion to be used to improve the City's overall housing stock.

NOW, THEREFORE BE IT RESOLVED, that the City of La Crosse hereby extends the life of TID 14 for 12 months from the date of this resolution to use the final year's increment collected in 2027 from the 2026 tax roll to benefit housing.

BE IT FURTHER RESOLVED, the City of La Crosse shall use the final increment to improve housing quality and affordability by capitalizing the Affordable Housing Revolving Loan Fund, the Housing Incentive Fund and/or the Housing Rehabilitation Program to support affordable housing and market-rate housing.

BE IT FURTHER RESOLVED, to ensure programmatic compliance, funds may be utilized to cover administrative costs associated with fund and program management.

BE IT FURTHER RESOLVED, the City of La Crosse shall adopt a termination resolution by July 9<sup>th</sup>, 2027.

BE IT FURTHER RESOLVED, that the City of La Crosse Clerk shall notify the Wisconsin Department of Revenue by providing a copy of this resolution.

BE IT FURTHER RESOLVED, that the Director of Planning and Development, Director of Finance, and other relevant department staff are hereby authorized to take all steps necessary to effectuate this resolution.



# ***CITY OF LA CROSSE***

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-CITY  
[www.cityoflacrosse.org](http://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: 26-0642

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**Agenda Date:** 7/2/2026

**Version:** 1

**Status:** New Business

**In Control:** Finance & Personnel Committee

**File Type:** Resolution

**Agenda Number:**

Resolution terminating Tax Increment District (TID) 14.

RESOLUTION

WHEREAS, the City of La Crosse created TID 14 on August 24, 2006 and adopted a project plan for the district in the same year; and

WHEREAS, all TID 14 projects were completed in the prescribed allowed time; and

WHEREAS, sufficient increment was collected as of the 2025 tax roll, payable 2026, to cover TID 14 project costs.

NOW, THEREFORE BE IT RESOLVED, by the Common Council of the City of La Crosse that it hereby terminates TID 14.

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Wisconsin Department of Revenue (DOR), within sixty (60) days of this resolution or prior to the deadline of April 15, 2027, whichever comes first, that the TID has been terminated.

BE IT FURTHER RESOLVED, that the City Clerk shall sign the required DOR Final Accounting Submission Date form (PE-223) agreeing on a date by which the City shall submit final accounting information to DOR.

BE IT FURTHER RESOLVED, that the Director of Finance shall distribute any excess increment collected after providing for ongoing expenses of the TID, to the affected taxing districts with proportionate share as determined in the final audit by the City's auditor.



# ***CITY OF LA CROSSE***

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-CITY  
[www.cityoflacrosse.org](http://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: 26-0683

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**Agenda Date:** 6/24/2026

**Version:** 2

**Status:** Agenda Ready

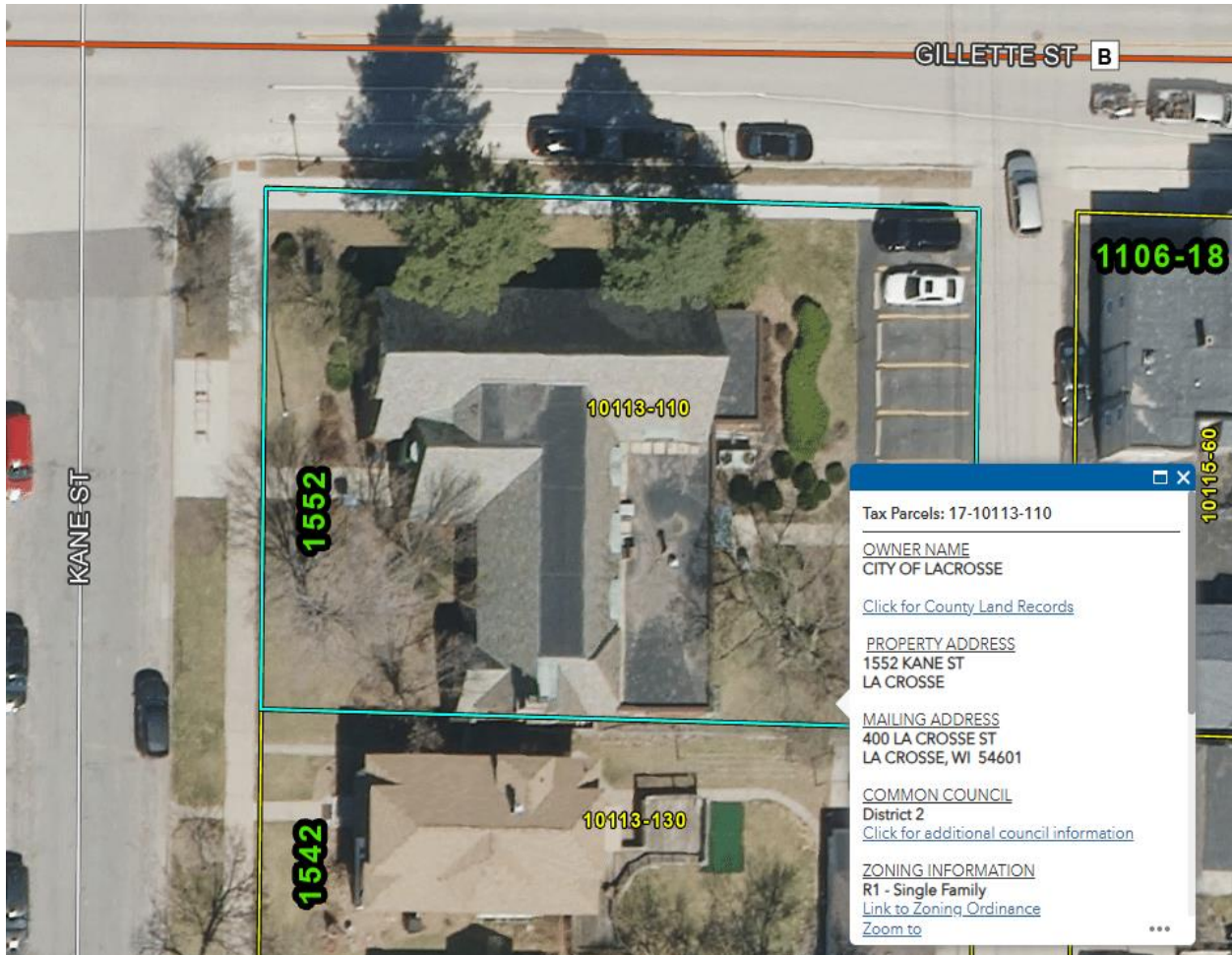
**In Control:** Economic and Community Development Commission

**File Type:** General Item

# LA CROSSE WISCONSIN

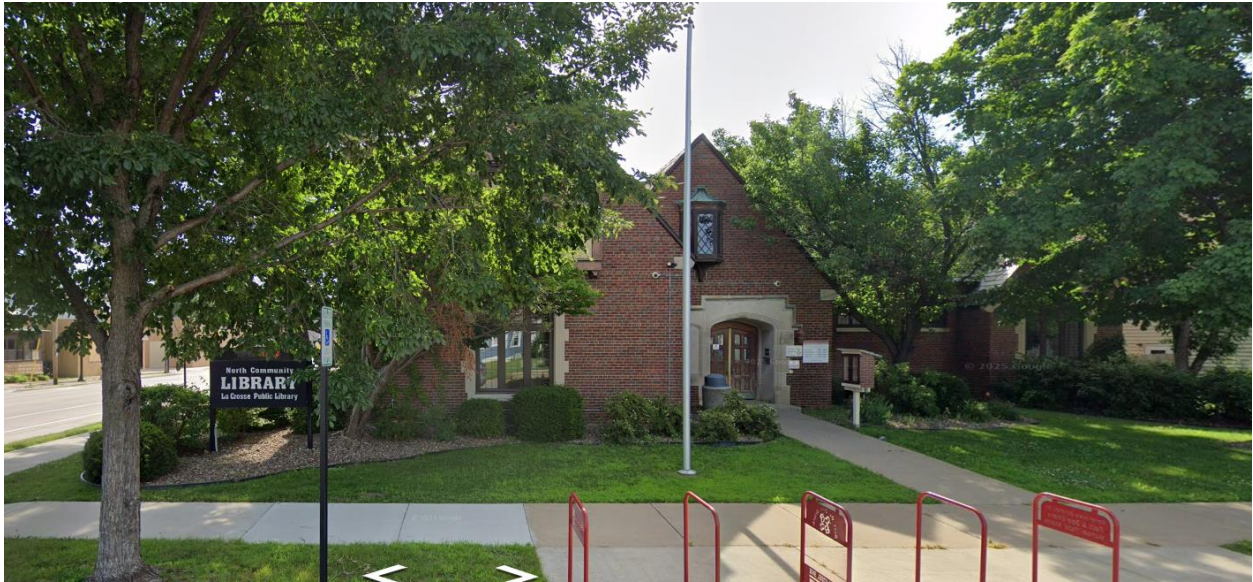
## Request for Proposals

North Community Library Building  
1552 Kane Street, La Crosse, WI 54603  
Tax Parcel #17-10113-110



**Release date: June 30, 2026**  
**Deadline for responses: August 14, 2026**

## 1.1 Summary



The City of La Crosse (City) is issuing a Request for Proposals (RFP) for the reuse of tax parcel #17-10113-110 located at 1552 Kane Street. The existing structure was built in 1940 and had been used as the North Community Library, which opened in 1941. According to the Wisconsin Historical Society’s website:

The North Community Library was built in 1940, opened in 1941, in a Tudor Revival style described in the local paper as a “bungalow style structure architecturally designed so as to blend with its residential surroundings.” (La Crosse Tribune, 31 Dec. 1941). Facing Kane Street, the building is a one-story gabled ell design, with entrance in the corner between the front gable in the ell wing, created in its own gabled protrusion. It is built in brown brick with false half-timbering in the main front gable. Triangular multi-light windows and a small three-sided bay window in the upper entrance gable emphasize the Tudor features, as does the slate roof. The library was remodeled in 1992. Though the overall interior has retained its integrity, according to the La Crosse Public Library facility manager responsible for the remodel, these were the items that were updated or changed: The windows were replaced, but they were done in the same pattern as the originals, just energy efficient. The back entrance doors were replaced, as the wood doors had rotted. The current rear doors are metal, but in a similar style. The interior lighting was all replaced, but with period-appropriate style. The drinking fountain, which was originally in a nook, was removed and replaced. The original circulation desk was replaced. The HVAC and electrical was replaced, but the interior is overall intact with its original woodwork.

<https://www.wisconsinhistory.org/Records/Property/HI34574?>

On December 11, 2025, the Common Council approved the amended ordinance regarding the sale of surplus land as item #25-1097. This update established a process and requirement for determining the sale of surplus property. This ordinance includes the following requirements for the sale of surplus property:

- Future land use must be compatible with the City's Comprehensive Plan and other adopted plans.
- The City may add conditions or contingencies to any land sale.
- The City may add a reverter clause to any purchase agreement to buy back land at the original sale price if the land is not developed or if the land is deemed tax exempt.
- The anticipated sales price of the property shall be determined by the City Assessor or by a third-party appraisal. The purchase amount offered shall be one of the items weighted in determining if and to whom the property should be sold. The Common Council will need to approve the sale via Resolution in order to finalize the sale.
- Unless otherwise approved via Council action, the land shall remain subject to the general property tax pursuant to Wis. Stat. ch. 70 for 20 years following the sale of the property. No future owner, occupant, or tenant shall apply for tax exemption during the 20-year period.

**The purpose of the Request for Proposals is to give community members an opportunity to repurpose this facility. The information collected will help guide policy makers as they consider next steps.**

On November 11, 2025, the La Crosse Public Library Board made the decision to permanently close the North Community Library effective June 18, 2026. On June 11, 2026, the Common Council declared this property surplus and directed staff to release this RFP, which follows the City's adopted economic development surplus land policy.

The current zoning of this property is R-1 Single Family Residence. Details of this zoning district and its allowable uses can be found on the City's website in the Municipal Code, Section 115-142 – R-1 Single Family Residence District Regulations. The development must comply with all applicable zoning, building codes, and municipal regulations.

**The library is closed to the public. Interested parties may coordinate** a showing of the property by contacting Jim Flottmeyer at 608-789-7559 or [flottmeyerj@cityoflacrosse.org](mailto:flottmeyerj@cityoflacrosse.org).

An Architectural & Engineering Analysis was completed in April 2026 which gives further information on the building and analysis of the structural, mechanical, plumbing and electrical analyses. This information is available to the public on the City's website.

**The proposed sale price, as determined by ordinance by the Chief Assessor, is \$373,000.**

### **1.2 Deadline**

The deadline to submit a proposal is **August 14, 2026**. Proposals shall be submitted electronically to Department of Planning and Development at [planning@cityoflacrosse.org](mailto:planning@cityoflacrosse.org),

received by 4:00pm Central Time. Proposals received after this time will not be opened or considered.

### **1.3 Site Background and Details**

The structure was built by the City of La Crosse in 1940 to serve the city as the North Community Library, replacing the previous north side location. The parcel is currently zoned R-1 Single Family and is a part of the Logan Northside Neighborhood Association. The parcel is 0.335 acre, which is 14,592 square feet.

### **1.4 Site Development Goals**

Repurposing of this property shall accomplish the following city goals.

- A. Create taxable development in the city.
- B. A use that is complimentary to the surrounding neighborhood.

### **1.5 Additional Information**

The Economic and Community Development Commission (ECDC) will evaluate proposals at their August 26, 2026, meeting at 3:00pm in the Council Chambers at City Hall and may conduct interviews based on the proposals. The ECDC may then decide how to move forward which may include the selection of a proposal. Staff will move forward with a Development Agreement if a selection is made.

The Development Agreement will include a first right of refusal for the City to repurchase the property for market value at the time of sale. The purchaser will be required to pay a \$20,000 performance deposit as security for fulfilling the obligations proposed in the Development Agreement. The deposit will be returned in full if all requirements are met. Additionally, the purchaser will agree to give back the property to the City if the scope of work is not completed or not completed according to the specified timelines. Final sale and execution of the Development Agreement is contingent upon approval by the Common Council.

### **2.1 Submission Requirements**

Proposals should include a narrative of a vision for this site. The respondent shall be capable of providing information on site preparation, financing, and project management.

The City is requesting the following details:

1. Proposed purchase price.
2. Brief qualification statement highlighting the respondent's experience with projects of similar size and complexity.
3. Proposed use for the property and description of how this will enhance the neighborhood.
4. Floor plan detailing the proposed changes and repairs.
5. Proposed budget, including cost estimates from contractors (HVAC, plumbing, electrical, etc.).
6. Expected sources of financing and estimated total cost, including an estimate of private equity in the project.
7. Schedule of major milestones and estimated project timeline.

8. Contact information for key staff, description of their role in this project, and qualifications necessary to fulfill this role.

### **2.3 Evaluation Process**

Staff and the ECDC will evaluate the proposal based on the following criteria:

1. Qualifications and experience
2. Articulation of project vision and its benefits for the city of La Crosse and neighborhood. Detail of compatibility with the City's Comprehensive Plan, Climate Action Plan, and other adopted plans.
3. Demonstration of project financial feasibility and team's capacity to develop a project of this scope
4. Timeline and ability to execute vision and strategy in a timely manner
5. Purchase price
6. Future projected tax base as determined by the City Assessment office

### **3.1 Reservation of Rights**

The City reserves the right to:

- Cancel or withdraw the RFP.
- Modify or issue clarifications.
- Reject any submissions for any reason.
- Consider a submission that is in non-compliance with the submission requirements.
- Reject all submissions that are submitted under the RFP.
- Modify the deadline for submissions or other actions.
- Reissue the RFP, modify the RFP, or issue a new RFP, whether or not any submissions have been received in response to the initial issuance.
- All RFPs become property of the City of La Crosse and may be made available to the public.

### **3.2 Notice of Modification**

The City will post information regarding cancellations, withdrawals, modifications to deadlines, and other modifications to this request at this website: [www.cityoflacrosse.org/planning](http://www.cityoflacrosse.org/planning) under "News & Events". Respondents shall have the obligation to check the website for any such notices and information, and the City shall have no duty or obligation to provide direct notices to respondents.

### **3.3 Ownership and Use of Submissions**

All submissions shall be the property of the City and the City may use any and all ideas in any submission.

### **3.4 Further Efforts**

The City may request that respondents clarify their submissions and/or submit additional information pertaining to their submissions. The City may request best and final submissions from any purchaser and/or request an oral presentation from any developer.

### **3.5 Non-Binding**

The selection by the City of a respondent indicates only intent by the City to continue with the selection process and/or negotiate and the selection does not constitute a commitment by the City to execute a final agreement or contract.

### **3.5 Project Point of Contact**

For questions related to this project, please contact:

Julie Emslie, Economic Development Administrator

(608) 789-7393

[emslej@cityoflacrosse.org](mailto:emslej@cityoflacrosse.org)