

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%

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%
Provide funding to increase the quality of housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12	0	0.00%	1	0	0.00%
Provide resources to increase self-reliance	Homeless Public Services	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1025	1610	157.07%	205	1610	785.37%
Provide resources to increase self-reliance	Homeless Public Services	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	475	0	0.00%	95	0	0.00%

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%
Support business development	Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	16	0	0.00%	3	0	0.00%
Support business development	Economic Development	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%

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)

	CDBG	HOME
White	921	5
Black or African American	327	10
Asian	196	0
American Indian or American Native	59	0
Native Hawaiian or Other Pacific Islander	5	0
Total	1,508	15
Hispanic	110	0
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	678,779
HOME	public - federal	986,747	279,092

Table 3 - Resources Made Available

Narrative

The City's expenditures reflect the acquisition & demolition of property, funding of public services, construction of income eligible owner-occupied housing and construction (via HOME funds). The home rehabilitation program being on hold is part of the reason there have been less funds expended and no MBE or WBE contractors reported this year, as in previous years that program is the primary source of fund expenditure. The City plans to relaunch the program in the coming year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-Wide Area	85	100	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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	276,567
2. Match contributed during current Federal fiscal year	62,205
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	338,772
4. Match liability for current Federal fiscal year	246,687
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	92,085

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
3272	04/05/2025	0	0	0	0	10,440	0	10,440
3278	09/01/2025	0	0	0	0	40,890	0	40,890
3282	03/01/2026	0	0	0	0	10,875	0	10,875

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	678,779	400,370	0	900,230

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		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
Total	40	0

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
Total	3	3

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
Total	0	0

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. In the last year, the City has made efforts to increase ADA accessibility.

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
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

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
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