

1.0	PHA Information PHA Name: <u>Housing Authority of the City of La Crosse</u> PHA Code: <u>WI006</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>1/1/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>601</u> Number of HCV units: <u>144</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<p>Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:</p> <p>The mission of the PHA is the same as that of the Department of Housing and Urban Development. To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</p>				
5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>HUD Strategic Goal: Increase the availability of decent, safe and affordable housing: Goal: Expand the supply of assisted housing. Objectives: Acquire or build units or developments Waiting list indicates a demand for one bedroom duplexes</p> <p>Goal: Improve the quality of assisted housing Objective: Renovate or modernize public housing units and provide replacement Public HOUSING A total of eighteen (18) apartments will be lost due to the modernization of one highrise</p> <p>HUD Strategic Goal: Improve community quality of life and economic vitality Goal: Provide an improved living environment Objective: Continue to implement public housing security improvements and provide in-house services to residents</p> <p>HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals Goal: Promote self-sufficiency and asset development of families and individuals Objective: Continue to attract and provide supportive services to families</p> <p>HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans Goal: Ensure equal opportunity and affirmatively further fair housing Objectives: Continue to take affirmative measure to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.</p>				

	<p>PHA Plan Update</p> <p>(a) The Five Year Plan has been revised to include energy cost savings work items identified in its Energy Audit.</p> <p>(b) Copies of the Annual PHA and 5-Year Plan can be obtained at the Housing Authority office located at 1307 Badger Street. PHA Plan is posted at all developments. All resident councils were provided a copy as well.</p> <p>(a) 1. Selection and Admissions Policies were updated in January of 2009 to include HUD changes.</p> <p>2. Financial Resources:</p> <table border="0"> <tr> <td>Public Housing</td> <td>\$1,358,000</td> </tr> <tr> <td>Public Housing Capital Fund</td> <td>921,619</td> </tr> <tr> <td>Annual Contributions for Section 8 Tenant Based Assistance</td> <td>643,440</td> </tr> <tr> <td>Public Housing Dwelling Rental Income</td> <td>1,527,524</td> </tr> <tr> <td>Investments</td> <td>54,000</td> </tr> <tr> <td>Entrepreneurial</td> <td>79,200</td> </tr> </table> <p>These resources are anticipated to be available to the PHA for the support of Federal Public Housing and tenant-based Section 8 assistance programs administered by the PHA during this Plan year.</p> <p>3. Rent Determination: Public Housing Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income or minimum rent. HVC dwelling units: The PHA's payment standard is at 100% of FMR</p> <p>4. Operation and Management: The following are policies in place: Admissions Policy, Allowance for Doubtful Accounts Policy, Bio-Hazardous Spills and Continuation Policy, Bond Financing Policy, Bond Financing Policy, By Laws, Campaign Policy, Capitalization Policy, Code of Conduct Policy, Community Room Policy, Community Services Requirement Policy, Compensated Absences Policy, Confidentiality Policy, Deconcentration and Income Mixing Policy, Depreciation Policy, Disposition Policy, Domestic Violence Policy, Emergency Preparedness Plan, Equal Opportunity Housing Plan, Eviction Procedures, Grievance Procedures, Guest Room Policy, Investment Policy, Maintenance Plan, Material/Supply Inventory Policy, Personnel Policy/Handbook for Employees, Pest Control Policy, Pet Policy, Procurement policy, Rent Collection Policy, Repayment Agreement Policy, Resident Initiatives Policy, Screening Procedures, Security Policy and Procedures, Transfer Policy and Travel Policy.</p> <p>5. Grievance Procedures: The PHA has established and written grievance procedures which are made available to residents or applicants at their request.</p> <p>6. Designated Housing for Elderly and Disabled Families: Not Applicable</p> <p>7. Community Service and Self-Sufficiency: The PHA continues to comply with the requirements of community service. Currently there are families performing community service. Families are made aware of programs being offered in the community which enhances their economic and social self-sufficiency.</p> <p>8. Safety and Crime Prevention: The PHA continues to recognize a need to ensure the safety of public housing residents; therefore, it will continue to contract with a security agency to monitor its developments, work with local law enforcement agencies and improve its security measures throughout its housing stock.</p> <p>9. Pets: An approved Pet Policy is in place. Residents are made aware of the policy.</p> <p>10. Civil Rights Certification: Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.</p> <p>11. Fiscal Year Audit: The 2008 fiscal year audit was conducted in April of 2009. There were no audit findings.</p> <p>12. Asset Management: The Housing Authority of the City of La Crosse is committed to supporting HUD's mandate to convert to Asset Management and project based accounting.</p> <p>Monthly Operating statements are prepared by AMP and are reviewed by appropriate staff. Annual budgets are prepared by AMP and are reviewed and approved by the Board of Commissioners. In addition, the Executive Director and Maintenance Engineer work feverishly and continuously to plan for improvements by doing on-site inspections, working with architects, engineers, etc., as well as reviewing input from employees and residents. Inventory is monitored and turnaround time is quick. By employing an engineer on staff, drawings and bid work is done quickly and repairs are completed in a timely manner. We feel we have done a very good job in keeping our inventory of units in decent, safe and sanitary condition.</p> <p>13. Violence Against Women Act (VAWA): Attached.</p>	Public Housing	\$1,358,000	Public Housing Capital Fund	921,619	Annual Contributions for Section 8 Tenant Based Assistance	643,440	Public Housing Dwelling Rental Income	1,527,524	Investments	54,000	Entrepreneurial	79,200
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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Demolition and/or Disposition: The LHA received approval from HUD in 2008 to remove a total of 18 apartments from its inventory. Stokke Tower, a 90-unit high-rise is currently being remodeled. The remodeling will be performed in four phases. The first phase was completed 7/31/2009, removing a total of 4 units. The second phase will remove 5 units, estimated to be completed 12/31/2009; and the third and fourth phase will remove 9 units, estimated to be completed 12/31/10.</p>												
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>												

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Attached.</p>																																	
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Attached.</p>																																	
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>																																	
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>There are currently 6 438 applications on file. The breakdown is as follows:</p> <table data-bbox="487 693 1169 987"> <tr> <td>Public Housing:</td> <td>117</td> <td>elderly/disabled households</td> </tr> <tr> <td></td> <td>48</td> <td>- 1 bedroom</td> </tr> <tr> <td></td> <td>67</td> <td>- 2 bedroom</td> </tr> <tr> <td></td> <td>43</td> <td>- 3 bedroom</td> </tr> <tr> <td></td> <td>8</td> <td>- 4 bedroom</td> </tr> <tr> <td></td> <td>5</td> <td>- 5 bedroom</td> </tr> <tr> <td>Housing Choice Voucher Program:</td> <td>13</td> <td>- 1 bedroom</td> </tr> <tr> <td></td> <td>24</td> <td>- 2 bedroom</td> </tr> <tr> <td></td> <td>21</td> <td>- 3 bedroom</td> </tr> <tr> <td></td> <td>3</td> <td>- 4 bedroom</td> </tr> <tr> <td></td> <td>1</td> <td>- 5 bedroom</td> </tr> </table> <p>The Housing Choice Voucher Program waiting list remains closed. The Public Housing waiting list is open.</p> <p>The LHA is recently experiencing fewer move-outs in both of its housing programs.</p>	Public Housing:	117	elderly/disabled households		48	- 1 bedroom		67	- 2 bedroom		43	- 3 bedroom		8	- 4 bedroom		5	- 5 bedroom	Housing Choice Voucher Program:	13	- 1 bedroom		24	- 2 bedroom		21	- 3 bedroom		3	- 4 bedroom		1	- 5 bedroom
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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The LHA is attempting to find suitable building sites.</p>																																	
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>On an ongoing basis the LHA continues to strive for excellence in providing decent, safe, and affordable housing in parallel with the management and administration of Public Housing and Section 8 HAP voucher programs to serve low-income, very low income and extremely low income families in a professional, efficient, and productive manner. The LHA accomplishes its mission and goals proficiently by the modernization of units through the Capital Fund Program to improve the quality of assisted housing, the administration and promotion of self-sufficiency to improve the quality of life for residents, and the coordination with all local service agencies allowing for a broad spectrum of services to ensure that resident needs are being met to the greatest extent possible.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>A Significant Amendment and/or Substantial Deviation/Modification in the mission and/or goals of the authority would be necessary if in fact HUD funds for Public Housing Subsidy, Capital Fund Program funds, or Section 8 HAP Housing Choice Voucher funds were to be drastically reduced or eliminated.</p>																																	

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) N/A (Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i>) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h.(i)) Form HUD-50075.1, <i>2007 Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (h. (ii)) Form HUD-50075.1, <i>2008 Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (h (iii)) Form HUD-50075.1, <i>2009 Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (h (iv)) Form HUD-50075.1, <i>2010Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) (j) Violence Against Women Act (VAWA)
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PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 1/1/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of La Crosse

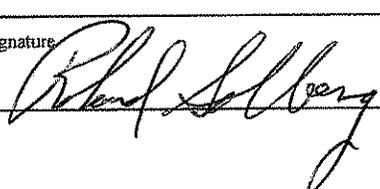
WI006

PHA Name

PHA Number/HA Code

- X 5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁴
- X Annual PHA Plan for Fiscal Years 20¹⁰ - 20¹¹

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Roland Solberg	Chairperson
Signature	Date
	10-14-09

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of La Crosse

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Stoffel Court, 333 S. 7th St., La Crosse, WI 54601; Stokke Tower, 421 South Sixth Street, La Crosse, Wisconsin 54601; Sauber Manor, 1025 Liberty Street, La Crosse, Wisconsin 54603; Becker Plaza, 415 South Seventh Street, La Crosse, Wisconsin 54601; Solberg Heights, 215 South Sixth Street, La Crosse, Wisconsin 54601; Forest Park, 1230 Badger Street, La Crosse, Wisconsin 54601; Ping Manor, 1311 Badger St., La Crosse, WI 54601; Schuh Homes, Winneshiek Road, Redbird Court and Wood St., La Crosse, WI 54603; Mullen Homes, St. James St. & Winneshiek Rd., La Crosse, WI 54603; Huber Homes, Gladys St. and Huber Court, La Crosse, WI 54601; Grover Estates, Taylor St. and Hamilton St., La Crosse, WI 54603

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Jane Alberts	Title Executive Director
Signature <i>Jane Alberts</i>	Date 10-14-09

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

ATTACHMENT C

Applicant Name

Housing Authority of the City of La Crosse

Program/Activity Receiving Federal Grant Funding

Capital Funds Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

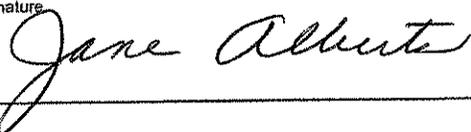
Name of Authorized Official

Jane Alberts

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10-14-09

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Entity (if individual, last name, first name, MI): (attach Continuation Sheet(s) SF-LLLA, if necessary)	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): (attach Continuation Sheet(s) SF-LLLA, if necessary)	
11. Amount of Payment (check all that apply): \$ _____ <input type="checkbox"/> actual <input type="checkbox"/> planned	13. Type of Payment (check all that apply): <input type="checkbox"/> a. retainer <input type="checkbox"/> b. one-time fee <input type="checkbox"/> c. commission <input type="checkbox"/> d. contingent fee <input type="checkbox"/> e. deferred <input type="checkbox"/> f. other; specify: _____	
12. Form of Payment (check all that apply): <input type="checkbox"/> a. cash <input type="checkbox"/> b. in-kind; specify: nature _____ value _____	14. Brief Description of Services Performed or to be Performed and Date(s) of Service, including officer(s), employee(s), or Member(s) contacted, for Payment Indicated in Item 11: (attach Continuation Sheet(s) SF-LLLA, if necessary)	
15. Continuation Sheet(s) SF-LLLA attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
16. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the fier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Jane Alberts</u> Print Name: <u>Jane Alberts</u> Title: <u>Executive Director</u> Telephone No.: <u>(608) 782-2264, E-228</u> Date: <u>10-17-09</u>	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Not applicable.

COMMENTS FROM RESIDENT ADVISORY BOARD

Members present: Gary Pierce, Ginny Wiblin, Carolyn Newman, Vallie Emery and Mary Knutson.

Residents were given the opportunity to comment on the PHA 5-Year and Annual Plan. Overall residents were very appreciative of work items that have been completed over the past five years. Many of the work items included making apartment and public areas more accessible as well as addressing security issues. It was noted that they understand that in the future many of the work items include improvements to building systems which had been identified in an energy audit conducted several years ago. No additions or deletions to the draft of the PHA Plan were recommended.

CHALLENGED ELEMENTS

No challenged elements

ATTACHMENT H (i)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of La Crosse		Grant Type and Number Capital Fund Program Grant No: WI39P00650107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	7,025	7,025	7,025	7,024.55
4	1410 Administration	7,200	7,200	7,200	7,200.00
5	1411 Audit	800	800	800	517.24
6	1415 Liquidated Damages				
7	1430 Fees and Costs	66,100	66,100	66,100	66,100.00
8	1440 Site Acquisition				
9	1450 Site Improvement	19,159	19,159	19,159	19,159.00
10	1460 Dwelling Structures	727,978	727,978	727,978	701,182.72
11	1465.1 Dwelling Equipment—Nonexpendable	3,389	3,389	3,389	3,389.00
12	1470 Nondwelling Structures	16,654	16,654	16,654	16,654.00
13	1475 Nondwelling Equipment	15,279	15,279	15,279	15,279.43
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	863,584	863,584	863,584	836,505.94
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

ATTACHMENT H (i)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of La Crosse			Grant Type and Number Capital Fund Program Grant No: WI39P00650109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WIS-6-2, Stoffel Court	Fire Alarm Update	1460		55,586	55,586	55,586	55,585.59	Complete
	Waterproof Exterior	1460		54,469	54,469	54,469	54,469.00	Complete
	A/C Replacement	1460		11,210	11,210	11,210	11,209.60	Complete
	Asbestos Removal	1460		4,140	4,140	4,140	4,140.00	Cont'd '08
	Floor/Carpet Replacement	1460		7,611	7,611	7,611	7,611.37	Cont'd '08
WIS-6-4, Stokke Tower	Asbestos Removal	1460		13,800	13,800	13,800	13,800.00	Cont'd '08
	Floor/Carpet replacement	1460		8,514	8,514	8,514	8,513.93	Cont'd '08
	A/C Replacement	1460		0	0	0	0.00	To 2008
	Phased Apartment Remodel	1460		273,953	273,076	273,076	273,076.90	Cont'd '08
	Bathroom Remodel	1460		20,539	20,539	20,539	20,538.69	Cont'd '08
	Sprinkler (Fire) System	1460		166,473	167,350	167,350	140,554.70	In Process
WIS-6-5, Sauber Manor	Tuckpoint Building	1460		15,000	15,000	15,000	15,000.00	Complete
	Waterproof Exterior	1460		54,000	54,000	54,000	54,000.00	Complete
	Carpet Replacement	1460		4,741	4,741	4,741	4,740.41	Cont'd '08
	Window Treatment	1475		4,409	4,409	4,409	4,409.00	Complete
	Stove Replacement	1465		3,389	3,389	3,389	3,389.00	Complete
WIS-6-6, Becker Plaza	Carpet Replacement	1460		5,411	5,411	5,411	5,411.25	Cont'd '08
	A/C Replacement	1460		0	0	0	0.00	To 2008
	Replace Corridor Lights	1460		18,449	18,449	18,449	18,449.00	Complete
WIS-6-7, Huber Homes	Storm Door Replacement	1460		6,334	6,334	6,334	6,334.00	Complete
	Fence Replacement	1450		19,159	19,159	19,159	19,159.00	Complete
WIS-6-9, Solberg	Building Remodel	1460		0	0	0	0.00	Not needed

ATTACHMENT H (i)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of La Crosse			Grant Type and Number Capital Fund Program Grant No: WI39P00650109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Heights	Carpet Replacement	1460		6,575	6,575	6,575	6,575.28	Cont'd '08
	Entry Floor Replacement	1460		1,173	1,173	1,173	1,173.00	Complete
PHA Wide								
Fee & costs	Architect & Engineering	1430		66,100	66,100	66,100	66,100.00	Cont'd '08
PHA Wide								
Mgt. Improvements	Training	1408		7,025	7,025	7,025	7,024.55	Complete
PHA Wide								
	Audit	1411		800	800	800	517.24	In progress
PHA Wide								
Admin	Salaries	1410		0	0	0	0	
	Fringe Benefits	1410		0	0	0	0	
	Sundry	1410		0	0	0	0	
	Phone	1410		0	0	0	0	
	Administrative/Mgmt Fee	1410		7,200	7,200	7,200	7,200.00	Complete
PHA Wide-Admin Bldg								
	Phone System	1475		7,725	7,725	7,725	7,725.43	Complete
	Office Furnishings	1475		3,145	3,145	3,145	3,145.00	Complete
	Roof Replacement	1470		16,654	16,654	16,654	16,654.00	Complete

ATTACHMENT H (ii)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of La Crosse		Grant Type and Number Capital Fund Program Grant No: WI39P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	75,000	75,000	75,000	71,875.00
5	1411 Audit	800	800	800	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	48,510	48,510	48,510	30,734.50
8	1440 Site Acquisition				
9	1450 Site Improvement	31,284	31,284	15,284	15,284.00
10	1460 Dwelling Structures	760,022	760,022	547,572	338,076.84
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,003	5,003	5,003	5,003.40
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1,000	1,000	99.50	99.50
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities	921,619	921,619	692,268.50	461,073.24
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

ATTACHMENT H (ii)

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of La Crosse		Grant Type and Number Capital Fund Program Grant No: WI39P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. cct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
WIS-6-2, Stoffel Court	1 st Floor Carpet Replacement	1460		940	940	940	940.48	Complete
	Furnishings Replacement	1475		5,003	5,003	5,003	5,003.40	Complete
	Apt. Floor/Carpet Replacement	1460		10,000	7,100	4,467	4,467.00	In progress
	Asbestos Removal	1460		10,000	5,520	1,380	1,380.00	In progress
	Entry Door System Replacement	1460		0	0	0	0.00	Cancelled
	Install Sprinkler System	1450		9,550	9,550	9,550	9,550.00	Complete
WIS-6-4, Stokke Tower	Apartment Remodel	1460		280,458	251,970	177,852	17,283.63	In progress
	Entry Door System Replacement	1460		0	0	0	0.00	Cancelled
	Asbestos Removal	1460		17,940	17,940	3,260	3,260.00	In progress
	Apt. Floor/Carpet Replacement	1460		10,000	7,000	1,565	1,565.02	In progress
	Install Sprinkler System	1450		8,000	8,000	0	0.00	On hold
	Install Tankless Water Heaters	1460		16,600	16,600	16,600	16,600.00	Complete
	Apartment/Bathroom Remodel	1460		20,000	20,000	2,160	0.00	In progress
	A/C Replacement	1460		0	15,000	0	0.00	On hold
Wis-6-5, Sauber Manor	Entry Door System Replacement	1460		0	0	0	0.00	Cancelled
	Asbestos Removal	1460		0	0	0	0.00	Cancelled
	Apt. Floor/Carpet Replacement	1460		10,000	4,822	3,427	3,427.02	In progress
	Install Sprinkler System	1450		8,000	8,000	0	0.00	On hold
	Replace Corridor, stairwell, exit lights	1460		20,395	17,665	17,665	17,665.00	Complete
Wis-6-6, Becker Plaza	Entry Door System Replacement	1460		0	0	0	0.00	Cancelled
	Apt. Floor/Carpet Replacement	1460		10,000	5,690	3,563	3,562.90	In progress
	Elevator Replacement/Upgrade	1460		294,989	315,000	312,832	266,065.24	In progress
	Install Sprinkler System	1450		5,734	5,734	5,734	5,734.00	Complete
	A/C Replacement	1460		0	9,000	0	0.00	On hold
WIS-6-9, Solberg Hts.	Entry Door System Replacement	1460		0	0	0	0.00	Cancelled
	Apt. Floor/Carpet Replacement	1460		10,000	5,775	1,861	1,860.55	In progress
	Emergency Generator Replacement	1460		48,700	60,000	0	0.00	To be bid

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226 Expires 4/30/2011

Part I: Summary						
PHA Name: Housing Authority of the City of La Crosse		Grant Type and Number Capital Fund Program Grant No: WI39P00650109 Replacement Housing Factor Grant No: Date of CFFP: 9/15/09			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	75,000				
5	1411 Audit	1,000				
6	1415 Liquidated Damages					
7	1430 Fees and Costs	40,000				
8	1440 Site Acquisition					
9	1450 Site Improvement	113,778				
10	1460 Dwelling Structures	646,412				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures	41,772				
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	917,962				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Signature of Public Housing Director		Date		

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of La Crosse		Grant Type and Number Capital Fund Program Grant No: WI39P00650109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 24569								
WIS-6-2 Stoffel Court	Trash Compactor Replacement	1460		16,000				
	Floor Carpet Replacement	1460		8,000				
	Asbestos Abatement	1460		6,900				
	Trash Chute, HVAC System, Air Handling Unit, etc. Cleaning	1460		3,879				
	10 th Floor Ceiling Repl. & Light Fixture Repl.	1460		10,500				
WIS-6-4 Stokke Tower	Floor/Carpet Replacement	1460		10,000				
	Asbestos Abatement	1460		13,800				
	Trash Compactor Replacement	1460		16,000				
	Large Apartment Remodels	1460		88,600				
	Trash Chute, HVAC System, Air Handling Unit, Etc., Cleaning	1460		3,850				
	Replace Stairwell Lighting	1460		3,100				
	Window Blinds	1460		13,328				
WIS-5-5 Sauber Manor	Replace Existing Boilers	1460		55,000				
	Install Heating Water Pump VFD	1460		4,500				
	Retrofit 1 st Floor Common Area Lighting	1460		3,000				
	Install High Efficiency Water Heaters	1460		15,000				
	Trash Compactor Replacement	1460		16,000				
	Carpet Replacement	1460		4,989				
	Window Shade Replacement	1460		8,500				
	Trash Chute Etc., Cleaning	1460		2,480				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of La Crosse		Grant Type and Number Capital Fund Program Grant No: WI39P00650109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 24569								
WIS 6-6, Becker Plaza	Install Energy Efficient Condensing Boilers	1460		80,000				
	Install Heating Water Pump VFD	1460		4,500				
	Trash Compactor Replacement	1460		16,000				
	Replace Corridor Window Coverings	1460		5,000				
	Carpet Replacement	1460		5,000				
	Clean HVAC Ventilation System, Air Handling Units & Trash Chute Cleaning	1460		2,375				
WIS-6-9, Solberg Heights	Replace Existing Boilers	1460		85,000				
	Install Hot Water Pump VFD	1460		4,500				
	Retrofit stairwell, Lobby and Corridor Lighting	1460		20,000				
	Install High Efficiency Water Heaters	1460		15,711				
	Trash Compactor Replacement	1460		16,000				
	Clean HVAC Ventilation Systems & Air Handling Units & Trash Chute Cleaning	1460		2,050				
	Carpet Replacement	1460		6,500				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Housing Authority of the City of La Crosse	Grant Type and Number Capital Fund Program Grant No: WI39P00650110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2010

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	75,000			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	31,919			
10	1460 Dwelling Structures	723,700			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	50,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of La Crosse			Grant Type and Number Capital Fund Program Grant No: WI39P00650110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1378								
Schuh Homes	Replace Roofs			250,000				
	Fence Replacement			77,000				
	Sealcoat Driveways			7,500				
Mullen Homes	Sealcoat Parking Lot			11,000				
Huber Homes	Sealcoat Driveways			6,000				
Grover Estates	Sealcoat Driveways			6,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of La Crosse			Grant Type and Number Capital Fund Program Grant No: WI39P00650110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 24569								
Stoffel Court	Remove Kewanee Boilers & Install New Boilers			130,000				
	Asbestos Removal			5,000				
	Install VFD Hot Water Pump			4,000				
	Retrofit Stairwell Lighting			2,000				
	Retrofit Lobby Lighting			1,500				
	Intall Energy Efficient Water Heaters			20,000				
	Floor/Carpet Replacement			8,000				
	Asbestos Abatement			4,200				
Stokke Tower	Remove Kewaunee Boilers & Install New Boilers			130,000				
	Asbestos Removal			5,000				
	Install VFD Hot Water Pump			4,500				
	Replace Air Handlers			12,000				
	Replace A/C with Mini Splits			25,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/county & State)			<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 2 FFY <u>2011</u>	Work Statement for Year 3 FFY <u>2012</u>	Work Statement for Year 4 FFY <u>2013</u>	Work Statement for Year 5 FFY <u>2014</u>
B.	Physical Improvements Subtotal	Annual Statement	662,800	573,291	666,750	406,650
C.	Management Improvements		25,000	65,000	30,000	30,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		75,000	75,000	75,000	75,000
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development		158,819	208,328	50,131	410,069
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		921,619	921,619	921,619	921,619
L.	Total Non-CFP Funds					
M.	Grand Total					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2011</u> FFY _____			Work Statement for Year: <u>2012</u> FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	AMP 24569			AMP 24569		
Annual	Stoffel Court:			Stoffel Court:		
Statement	Window replacement		175,000	Carpet replacement		8,000
	Carpets (Tenant Apartment) replacement		8,000			
				Stokke Tower:		
	Stokke Tower:			Carpet replacement		8,000
	Water softener replacement		25,000			
	Waterproof exterior		80,000	Sauber Manor:		
	Carpet (Tenant Apartment) replacement		8,000	Carpet replacement		8,000
				Window treatment		17,000
	Sauber Manor:			Fire protection		200,000
	Lockset replacement		30,000	Re-wire phones		35,000
	Roof replacement		90,000			
	Tenant carpet replacement		8,000	Becker Plaza:		
				Carpet replacement		8,000
	Becker Plaza:			Replace refrigerators		20,000
	Waterproof exterior		54,000			
	Tenant carpet replacement		8,000	Solberg Heights:		
				Carpet replacement		8,000
	Solberg Heights:					
	Tenant carpet replacement		8,000			
	Subtotal of Estimated Cost		\$494,000	Subtotal of Estimated Cost		\$312,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year <u>2013</u> FFY _____		Work Statement for Year: <u>2014</u> FFY _____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	AMP 24569		AMP 24569	
Annual Statement	Stoffel Court:		Stoffel Court:	
	Replace refrigerators	20,000	Carpet replacement (tenant apartments)	7,200
	Carpet replacement (tenant Apartments)	8,500	Asbestos removal	9,600
	Bathroom modernization	156,000	Canopy replacement	1,200
	Entry door system replacement	10,000		
	Furnishings replacement	15,000	Stokke Tower:	
			Carpet replacement (tenant apartments)	7,200
	Stokke Tower:		Asbestos removal	9,600
	Replace refrigerators	25,500	Entry door system replacement	10,000
	Bathroom modernization	48,000	Bathroom modernization	48,000
	Carpet replacement (tenant apartments)	8,500	Canopy replacement	1,000
	Asbestos removal	5,000		
			Sauber Manor:	
	Sauber Manor:		Replace apartment entrance doors	35,000
	Replace refrigerators	29,750	Replace carpet (tenant apartments)	7,200
	Bathroom modernization	156,000	Canopy replacement	2,200
			Furnishings replacement	10,000
	Becker Plaza:		Entry door system replacement	10,000
	Carpet replacement (tenant apartments)	8,500		
	Subtotal of Estimated Cost	\$527,250	Subtotal of Estimated Cost	\$220,100

Part III: Supporting Pages – Management Needs Work Statement(s)

**HOUSING AUTHORITY OF THE CITY OF LA CROSSE
DOMESTIC VIOLENCE POLICY
PUBLIC HOUSING**

1. Eligibility screening and domestic violence

- (a) An applicant household shall not be denied assistance solely because it includes a victim of domestic violence, provided that the perpetrator of domestic violence is not a member of the applicant household.
- (b) In determining eligibility for housing assistance in cases where the LHA has become aware that the household includes a victim of domestic violence, and when screening reveals negative and potentially disqualifying information, such as poor credit history, previous damage to an apartment, or a prior arrest, inquiries will be made regarding the circumstances contributing to this negative reporting, to ascertain whether these past events were the consequences of domestic violence against a member of the applicant household.
- (c) Any such inquiries will make clear that members of applicant households have a right to keep any history of domestic violence against them confidential.
- (d) When inquiries reveal that the negative reporting was the consequence of domestic violence against a member of the applicant household, the applicant household will not be denied housing assistance on the basis of this reporting, provided that the perpetrator of domestic violence is not a member of the applicant household.
- (e) All adult members of a household applying for assistance will be informed that in the above circumstances, a history of domestic violence will mitigate negative findings due to the domestic violence.

2. Termination of housing assistance

Individuals will not be terminated from housing assistance solely because they are the victims of domestic violence, or because they have sought the assistance of the police or the courts.

3. Family break-up policies

- (a) When a household receiving assistance breaks up and domestic violence is a factor, first priority will be given to the best interest of the family.
- (b) If there is a court determination of the family members' respective rights as to the housing assistance, including a determination set out in a personal protection order that determination will be taken into consideration.
- (c) An individual receiving housing assistance must notify the LHA when a household composition changes due to domestic violence and then the rent which had previously been determined based on the income of an abusive family member who has left the household or been excluded from the household by a personal protection order or other court order, for the unit will be adjusted to reflect the household's changed circumstances. In the case of a rent decrease the adjustment will become effective the first day of the month following the month in which the change was reported. Per the Admissions and Continued Occupancy Policy.

- (d) When households including both citizens and non-citizens break up, a non-citizen victim of domestic violence may still be eligible for housing assistance only if they are a national or eligible non-citizen or if they have remaining family members that are eligible. In this case assistance will be prorated.

For example:

Should the household contain 2 adults and the offending member was an eligible citizen and non-offending member was not, they would not be eligible for continued assistance.

Should the household contain 2 adult members, offending member an eligible citizen and a non-offending non-eligible, plus 2 eligible children, assistance would continue, at a prorated rate for the 2 eligible children and the non-eligible adult could retain housing but would receive no subsidy.

In such instances, the non-citizen victim of domestic violence may be referred to local legal service agencies, for assistance in self-petitioning for legal permanent residency status for the non-eligible member.

4. Transfers, relocations

- (a) A public housing household is required to give written notice to LHA before moving out or terminating the lease. If the household must move to protect a member's safety it will be responsible to the LHA for their share of rent and to follow program rules until the LHA releases tenant from their lease obligations. The LHA may also refer public housing residents to local legal service agencies for assistance.
- (b) The LHA would make every effort, once the domestic violence has been verified to assist the family in transferring to a different LHA unit provided:
1. that an approved size unit is available and
 2. these transfers be approved by the screening committee.

5. Linkages with community resources

When the LHA becomes aware that an individual is experiencing or has experienced domestic violence, the LHA may refer him or her to domestic violence advocates. The LHA will also inform the individual that local legal service agencies are available to provide assistance and representation to domestic violence victims in obtaining and maintaining personal protection orders, custody orders, exclusive use of the home, and other necessary legal remedies for victims of domestic violence; and that the La Crosse Police Department are available for emergency response and intervention.

6. Definitions

- (a) "Domestic Violence" – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family

violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

- (b) "Dating Violence" – The term 'dating violence' means violence committed by a person "(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (B) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship, (ii) The type of relationship, (iii) The frequency of interaction between the persons involved in the relationship".
- (c) "Stalking" – The term 'stalking' means engaging in a course of conduct directed at a specific person that would cause a reasonable person to "(A) fear for his or her safety or the safety of others; or (B) suffer substantial emotional distress."

7. Verification of domestic violence

- (a) The LHA may accept any of the following as verification of the existence of domestic violence within the household:
 - Credible statement from victim.
 - Statements of workers from a domestic violence shelter or other domestic violence program.
 - Statements from counselors.
 - Medical records
 - Reports and statements from police, judges and other court officials, clergy, social workers, and other social service agencies.
 - Any other form of credible evidence.

8. Confidentially

- (a) Any documentation or evidence supplied by a individual to verify domestic violence will be kept strictly confidential and will not be shared with any person other than the relevant LHA decision makers unless the individual voluntarily waives confidentiality.
- (b) Any information provided by an individual regarding his or her status as a victim of domestic violence will be kept strictly confidential and will not be shared with any person other than the relevant LHA decision makers unless the individual voluntarily waives confidentiality.
- (c) All legal mandates of confidentiality will be honored.

RESOLUTION NO. 2096

Adopted by the Board of Commissioners on 8/7/07

**HOUSING AUTHORITY OF THE CITY OF LA CROSSE
DOMESTIC VIOLENCE POLICY
SECTION 8**

1. Eligibility screening and domestic violence

- (a) An applicant household shall not be denied voucher assistance solely because it includes a victim of domestic violence, provided that the perpetrator of domestic violence is not a member of the applicant household.
- (b) In determining eligibility for housing assistance in cases where the LHA has become aware that the household includes a victim of domestic violence, and when screening reveals negative and potentially disqualifying information, such as poor credit history, previous damage to an apartment, or a prior arrest, inquiries will be made regarding the circumstances contributing to this negative reporting, to ascertain whether these past events were the consequences of domestic violence against a member of the applicant household.
- (c) Any such inquiries will make clear that members of applicant households have a right to keep any history of domestic violence against them confidential.
- (d) When inquiries reveal that the negative reporting was the consequence of domestic violence against a member of the applicant household, the applicant household will not be denied housing assistance on the basis of this reporting, provided that the perpetrator of domestic violence is not a member of the applicant household.
- (e) All adult members of a household applying for assistance will be informed that in the above circumstances, a history of domestic violence will mitigate negative findings due to the domestic violence.

2. Termination of housing assistance

Individuals will not be terminated from housing assistance solely because they are the victims of domestic violence, or because they have sought the assistance of the police or the courts.

3. Family break-up policies

- (a) When a household receiving assistance breaks up and domestic violence is a factor, first priority will be given to the best interest of the family.
- (b) If there is a court determination of the family members' respective rights as to the housing assistance, including a determination set out in a personal protection order, that determination will be taken into consideration.
- (c) An individual receiving housing assistance must notify the LHA when a household composition changes due to domestic violence and then the rent which had previously been determined based on the income of an abusive family member who has left the household or been excluded from the household by a personal protection order or other court order, for the unit will be adjusted to reflect the household's changed circumstances. In any event, rent changes shall be made in accordance with the Authority's Section 8 Administrative Plan.
- (d) When households including both citizens and non-citizens break up, a non-citizen victim of domestic violence may still be eligible for housing assistance only if they are a national or eligible non-citizen or if they have remaining family

members that are eligible. In this case assistance will be prorated, in accordance with the Section 8 Administrative Plan.

For example:

Should the household contain 2 adults and the offending member was an eligible citizen and non-offending member was not, they would not be eligible for continued assistance.

Should the household contain 2 adult members, offending member an eligible citizen and a non-offending non-eligible, plus 2 eligible children, assistance would continue, at a prorated rate for the 2 eligible children and the non-eligible adult could retain housing but would receive no subsidy. They would be responsible for their portion of the rental subsidy.

In such instances, the non-citizen victim of domestic violence may be referred to local legal service agencies, for assistance in self-petitioning for legal permanent residency status for the non-eligible member.

4. Emergency transfers, relocations and Portability

- (a) A voucher holding household is required to give written notice to LHA before moving out or terminating the lease. If the household must move to protect a member's safety it will be responsible to the landlord for their share of rent and to follow program rules until the landlord releases tenant from their lease obligations. The LHA will not make arrangements for a new unit to be inspected until household is released from any current lease obligations. Once a tenant is released from current obligations, the LHA will make every effort to inspect the unit in a timely manner. In any case, the Voucher holder must present and have approved a Request for Tenancy within 90 days. The LHA may also refer Voucher holders to local legal service agencies for assistance in negotiating with landlords to facilitate a mutual termination of the lease.
- (b) The initial residency requirements for out of jurisdiction Voucher holders cannot be waived.

5. Linkages with community resources

When the LHA becomes aware that an individual is experiencing or has experienced domestic violence, the LHA may refer him or her to domestic violence advocates. The LHA will also inform the individual that local legal service agencies are available to provide assistance and representation to domestic violence victims in obtaining and maintaining personal protection orders, custody orders, exclusive use of the home, and other necessary legal remedies for victims of domestic violence.

6. Definitions

- (a) "Domestic Violence" – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person

against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

- (b) "Dating Violence" – The term 'dating violence' means violence committed by a person "(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (B) where the existence of such a relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship, (ii) The type of relationship, (iii) The frequency of interaction between the persons involved in the relationship".
- (c) "Stalking" – The term 'stalking' means engaging in a course of conduct directed at a specific person that would cause a reasonable person to "(A) fear for his or her safety or the safety of others; or (B) suffer substantial emotional distress."

7. Verification of domestic violence

- (a) The LHA may accept any of the following as verification of the existence of domestic violence within the household:
 - Credible statement from victim.
 - Statements of workers from a domestic violence shelter or other domestic violence program.
 - Statements from counselors.
 - Medical records
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 - Any other form of credible evidence.

8. Confidentially

- (a) Any documentation or evidence supplied by an individual to verify domestic violence will be kept strictly confidential and will not be shared with any person other than the relevant LHA decision makers unless the individual voluntarily waives confidentiality.
- (b) Any information provided by an individual regarding his or her status as a victim of domestic violence will be kept strictly confidential and will not be shared with any person other than the relevant LHA decision makers unless the individual voluntarily waives confidentiality.
- (c) All legal mandates of confidentiality will be honored.

RESOLUTION NO. 2096

Adopted by the Board of Directors on 8/7/07