

1.0	PHA Information PHA Name: <u> River Falls Housing Authority </u> PHA Code: <u> WI060 </u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u> 7/1/2010 </u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u> 69 </u> Number of HCV units: <u> 62 </u>				
3.0	Submission Type x 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 River Falls Housing authority is to address the long term housing needs of the low and moderate income families, including senior citizens, and persons with disabilities who live in Rive Falls by owning and managing decent, affordable rental housing which is funded and regulated by the United States Department of Housing and Urban Development and the USDA-Rural development ad by administering rent assistance programs for persons living in private rental housing.</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> <ol style="list-style-type: none"> 1. To increase the availability of decent, safe and affordable housing in River Falls by: <ul style="list-style-type: none"> • Increase community awareness of the availability of affordable housing options. • Promptly fill vacant units with applicants who meet Housing Authority admissions criteria. • Maximizing utilization of Section 8 voucher funding. • Explore, identify and utilize available funding to further housing affordability in River Falls. 2. Continue to modernize and maintain existing housing stock to improve the livability of affordable housing units. 3. Identify and address barriers to accessibility for current and future tenants. 4. Ensure safe and decent rental housing by: <ul style="list-style-type: none"> • Continued enforcement of policies and procedures established by Board of Commissioners • Continued enforcement of federal, state and local rental housing requirements <p>2004-2009 Progress report The River Falls Housing Authority was recognized by the regional Rural Development office for the best property management in western Wisconsin for the year 2006. For 2007 and 2008 the Housing Authority received HUD High Performer recognition for excellence in management, resident satisfaction, physical inspection and financial management. High performer status was also awarded to the Housing Authority in 2008 for management of the Section 8 Voucher program. HUD Scores for 2009 haven't been completed yet.</p> <p>In December 2007 the Housing Authority completed construction of Windmill Place, a 24 unit apartment building on South Main Street, next to Oakpark Apartments. The apartments meet ADA standards for persons with physical disabilities and are 15 % more energy efficient than standard multifamily construction. Rents for Windmill Place are not subsidized and are determined on an income based sliding scale.</p> <p>The loss of resale market for existing homes has affected the rental market for senior housing. Since mid-2008 vacancies have increased in all senior housing provided by the Housing Authority. Subsidies for Housing Choice Vouchers have been reduced significantly. The number of Vouchers available for use in River Falls has been reduced from 75 to 62 due to funding limitations.</p>				

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Policies in the Annual Plan</p> <ul style="list-style-type: none"> • Affirmative Fair Housing Marketing Plan • Administrative Plan Section 8 • Admissions and Occupancy Policy – Public Housing • Earned Income Verification Policy • Management Plan – Rural Development • Maintenance Plan • Rent Schedules • Grievance Procedures- Section 8, Public Housing , Rural Development • Reasonable Accommodations Policy for Persons with Disabilities • Pet Policy – Elderly • Pet Policy - Family • Community Volunteer Service Policy • Tenant Guidelines – Elderly • Tenant Guidelines – Family • Violence Against Women Act Policy – Section 8 and Public Housing • Windmill Place Tenant Guidelines <p>Leases have been changed effective Sept. 1, 2009 Admissions and continued occupancy has been changed to include Earned Income Verification requirements.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. The five year plan and accompanying materials are available at:</p> <ul style="list-style-type: none"> • River Falls Public Library, 120 Union St., River Falls • Housing Authority Office, 625 N Main St., River Falls • The lobby of Edgewater, Riverview Manor, Briarwood, Oakpark, Windmill Place
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> Not Applicable</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See Attached</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. See 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. See 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>
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>
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>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” See attached</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) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: River Falls Housing Authority	Grant Type and Number Capitol fund Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2010
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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 No.	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	15,000			
4	1410 Administration	10,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000			
10	1460 Dwelling Structures	25,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000			
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)	90,000			
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	15000			

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: River Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant: 2010		
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	
All	Software		1	15000				
All	Vehicle replacement		1	10000				
All	Programming		69	10000				
Riverview Manor	Asphalt repair		39	20000				
All	See capitol needs assm't		69	25000				
all	Sidewalk repair		69	10000				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: River Falls Housing Authority		Grant Type and Number Capital fund Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2010	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
all	10/2012			10/2014				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Capital Fund Program Five-Year Action Plan						
I: SUMMARY						
PHA Name;					X Original 5-Year Plan	
River Falls Housing Authority					<input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 FFY Grant 2010 PHA FY 2010	Work Statement for Current Year	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5 FFY 2014 PHA FY 2014
		FFY Grant: 2009 PHA FY: 2009	FFY 2011 PHA FY 2011	FFY 2012 PHA FY2012	FFY 2013 PHA FY2013	
WI060	Annual Statement	93,906				
		Energy efficiency	Energy efficiency	Energy efficiency	Modernization	Modernization
		Modernization	Modernization	Modernization	Energy efficiency	Energy efficiency
CFP Funds Listed for 5-year planning		Family site improvement	See Capitol Improvements plan	See capitol Improvements Plan	See capitol improvements plan	See capitol improvements plan
		Family parking lot improvements				
Replacement Housing Factor Funds						

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: River Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2009
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	35,000			
3	1408 Management Improvements	3,000			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	10000			
10	1460 Dwelling Structures	32,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
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)	80,000			
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: River Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies			xx Revised Annual Statement (revision no: 1)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures	20000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: River Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
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	
Management	Management improvements			3,000				
Operations	Operations			35,000				
All	See capitol needs assessment			32,000				
all	Parking lot improvements			10000				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: River Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39PO6050108 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"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	10000	9184.83	9184.83	9184.83
3	1408 Management Improvements	10000	1932	1932	1932
4	1410 Administration	10000	7338	7338	7338
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	25000	47042.83	47042.83	47042.83
11	1465.1 Dwelling Equipment—Nonexpendable	10000	15896.34	15896.34	15896.34
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25000	25000	5994	5994
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)	80,000	87388	87388	87388
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: River Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: WI39PO6050108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008	
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies		<u>Revised Annual Statement (revision no:)</u>				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
	Costs					
26	Amount of line 21 Related to Energy Conservation Measures	40,000	40000	37712.12	37712.12	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: River Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: WI39po6050108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
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	
Management	Replace computer server		1	9000	0			
Family	Insulation		33	15000	0			
Family	Site work		33	0	17438	17438	17438	Complete
Riverview Manor	Lobby refurbish		37	0	6548	6548	6548	Complete
Riverview Manor	Camera repair		37	0	1125	1125	1125	Complete
Management	Replace PC & monitor		69	0	807	807	807	Complete
Riverview Manor	Entry door		37	0	1876	1876	1876	complete
family	Activities		69	3000	2666	2666	2666	complete
All	Replace appliances		7	10000	5272	5272	5272	complete
Riverview Manor	heat recovery unit in air handler		1	40000	32625	32625	32625	complete
Management	Operations		69	10000	7335	7335	7335	complete
Family	dwelling improvements		33	25000	8032	8032	8032	complete
Family	Furnace		1	4000	2110	2110	2110	complete

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: River Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: American Recovery & Reinvestment Act Replacement Housing Factor Grant No:		Federal FY of Grant: ARRA
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	10,000	0		
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	Electrical upgrades	90,715	110615	110615	110615
11	stoves & water heaters	1465.1 Dwelling Structures	9,900	0	
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: River Falls Housing Authority		Grant Type and Number Capital Fund Program Grant No: American Recovery & Reinvestment Act Replacement Housing Factor Grant No:			Federal FY of Grant: ARRA
<input 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 checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	110,615		110,615	110,615
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	90,000		90,000	90,000

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: River Falls Housing Authority			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: ARRA		
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	
Family	Upgrade electrical service and improve electrical efficiency		33	110615		110615	110615	complete

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

(24 CFR 903.7) Requires the following PHA Plan Elements

River Falls Housing Authority addresses these requirements in the Admissions and Occupancy Policy, the Section 8 Administrative Plan, the Rural Development Management Plan, Tenant Grievance Procedure, Leases and Tenant Guidelines and the Budgets and Audit Reports.

- 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. Found in the Admissions and Occupancy policy, the Section 8 Administrative Plan, the Rural Development Management Plan
- 2. Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. Found in the Budgets and Audit Reports.
- 3. Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units. Found in the Admissions and Occupancy policy, the Section 8 Administrative Plan, the Rural Development Management Plan
- 4. Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance, management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. Found in the Admissions and Occupancy policy, the Section 8 Administrative Plan, the Rural Development Management Plan
- 5. Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. Found in the Tenant Grievance procedures.
- 6. Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected. The Housing Authority does not intend to designate any portion of the HUD assisted housing as elderly only.

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

- 7. Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).** Found in the HUD Lease for Riverview Manor and Family housing Tenants.
- 8. Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. Found in the Admissions and Occupancy policy
- 9. Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing. Found in the Pet Policies.
- 10. Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. Found in Certifications
- 11. Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA. Found in Audit Reports
- 12. Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. River Falls Housing Authority is exempt from HUD Asset Management Requirements.
- 13. Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. Found in the Violence Against Women Policy and the HUD lease for Family and Riverview Manor Tenants.

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Resident Advisory Board: All Tenants were appointed to the resident Advisory Board. Copies of the five year plan were made available to tenants. All tenants were invited to the public hearing conducted on April 13, 2010. Three tenants attended the public hearing. Tenants requested a review of the current smoking policy, which allows smoking in individual apartments. No additional comments from tenants were received regarding the five year plan.

Commissioners will consider the current smoking policy at future meetings. Commissioners approved the five year plan as proposed.

Certifications: signed certifications are submitted as pdf attachments.

HUD 50077

HUD 50070

HUD 50071

SF-LLL

Certification of Consistency with the State of Wisconsin Consolidated Plan

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

RIVER FALLS HOUSING AUTHORITY (RFHA) VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth RFHA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by RFHA of all federally subsidized public housing and Section 8 rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by RFHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between RFHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by RFHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by RFHA.

III. Other RFHA Policies and Procedures

This Policy shall be referenced in and attached to RFHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of RFHA's Admissions and Continued Occupancy Policy. RFHA's annual public housing agency plan shall also contain information concerning RFHA's activities, services or programs relating to domestic violence, dating violence, and stalking. To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of RFHA, the provisions of this Policy shall prevail.

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Violence Against Women Annual Report

- RFHA has implemented the Violence Against Women Act by:
- Revising the Admissions and Occupancy Policy
- Revising Public Housing leases
- Notifying Housing Choice Voucher program participants and landlords
- All HCV renewing contracts were updated using new HUD contracts
- Waiting list preferences have been given to 4 applicants who requested such preference
- One HCV lease was bifurcated in accordance with the Act

Part 10.

(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.

Goals established in 2005 were to build additional affordable housing in River Falls and to continue providing quality affordable housing in the existing buildings and programs. Indicators are that the goals have been and will continue to be met:

- 2005 - Selected as one of eight affordable housing providers in the nation to be eligible for the Demonstration Program finance capitol improvements in Oakpark Apartments.
- 2006 - Recognized by the regional Rural Development office for Excellence in Property Management in Edgewater & Briarwood Apartments. Awarded Low Income Housing Tax Credits for the construction of Windmill Place, a 24 unit elderly housing project.
- 2007 - Received HUD High Performer recognition for excellence in management, resident satisfaction, physical inspection and financial management. Completed construction of Windmill Place, a 24 unit Senior Citizen apartment building with affordable rent and energy efficient operation.
- 2008 – Met lease up goals by filling all 24 units of newly constructed elderly development in compliance with LURA for Tax Credits.
- 2009 – Updated leases and administrative policies were to comply with new Federal requirements. Family housing electrical systems were upgraded using American Reinvestment and Recovery Act funds.

(b) **Significant Amendment and Substantial Deviation/Modification.** Provide the PHA's definition of "significant amendment" and "substantial deviation/modification.

Significant amendments to the 2010 PHA plan will be reviewed and approved by the RFHA Board of Commissioners. The following are considered significant amendments and/or substantial deviations for the plan:

- Changes to rent or admissions policies of organization of the waiting list
- Additions for non-emergency work items that were not included in the current annual statement or five year plan
- Any proposed demolition, disposition of existing housing facilities.
- Any homeownership program or additional programs or new programs undertaken by RFHA
- Any conversion programs for existing public housing not mandated by regulation