

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. 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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: Housing Authority of the City of La Crosse PHA Code: WI006 PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 593 Number of Housing Choice Vouchers (HCVs) 199 Total Combined 792 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p>Public Housing Units:</p> <ul style="list-style-type: none"> ○ 75 Units - Stoffel Court, 333 S. 7th Street, La Crosse, WI 54601 ○ 73 Units – Stokke Tower, 421 S. 6th Street, La Crosse, WI 54601 ○ 82 Units – Sauber Manor, 1025 Liberty St., La Crosse, WI 54603 ○ 75 Units – Becker Plaza, 415 S. 7th Street, La Crosse, WI 54601 ○ 78 Units – Solberg Heights, 215 S. 6th Street, La Crosse, WI 54601 ○ 84 Units – Schuh Homes Development, Winneshiek Rd, Wood St., Redbird Ct., John Flynn Drive, La Crosse, WI 54601 ○ 56 Units – Mullen Homes Development, Winneshiek Rd & St. James Street, La Crosse, WI 54601 ○ 40 Units – Huber Homes Development, Gladys St. & Huber Ct., La Crosse, WI 54601 ○ 30 Units – Grover Estates Development, Taylor St. & Hamilton St., La Crosse, WI 54603 <p>Section 8 Housing Choice Vouchers:</p> <ul style="list-style-type: none"> ○ 144 - Tenant Based Vouchers ○ 40 - Mainstream Vouchers ○ 2 - Tenant Based VASH Voucher ○ 13 - VASH Project Based Vouchers – Garden Terrace, 809 Kane Street, La Crosse, WI 54603 <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>A 45-Day public comment period for the draft PHA 2024 Annual Plan and the Five-Year 2024-2028 Capital Fund Program Plan will commence on August 15, 2023 and conclude on October 2, 2023 @ 8:00 a.m. CST. The public hearing is scheduled for Wednesday, October 11, 2023 at 1:30pm CST at Ping Manor, 1311 Badger Street, La Crosse, WI 54601.</p>

The Public Hearing will provide an opportunity for residents of the City of La Crosse, including LHA Residents and Non-Residents, to express their comments regarding LHA's proposed PHA 2024 Annual Plan and the Five-Year 2024-2028 Capital Fund Program Plan.

Draft copies are available for review at the Housing Authority website www.lacrossehousing.org, as well as at the Administrative Office, located at 1307 Badger Street, La Crosse, WI 54601. Office hours are from 9:00 a.m. to Noon and 12:30 to 3:00 p.m. Monday through Friday. Written comments will be considered until October 2, 2023 at 8:00 a.m. CST.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

Statement of Housing Needs and Strategy for Addressing Housing Needs:

It shall be noted that no revisions referencing housing needs or strategy are proposed in this plan. This is for informational purposes only.

Data from City of La Crosse Consolidated Plan 2020-2024 and 2021-2022 Annual Consolidated Plan

The following Housing needs were identified in both data and in public engagement:

- The poor quality of housing available in the City.
- The lack of affordable rental housing, especially for extremely low-income families (2873 of these households are paying more than 50% of their income in rent).
- A large homeless population, particularly people with mental and physical health challenges, alcohol/drug dependency issues.
- Prevent and help end homelessness in La Crosse. (330 people receive overnight shelter)
- The declining number of families living in the City of La Crosse, due to overall demographic changes and the increasing number of households living outside the city.

Strategy for Addressing Housing Needs:

The La Crosse Housing Authority plans to maximize the number of affordable units available to the PHA within its current resources by a variety of means:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line,
- Reduce turnover time for vacated public housing units, reduce time to renovate public housing units,
- Seek replacement of public housing units lost to the inventory,
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction,
- Continue measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required,
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration,
- Maintain or increase Section 8 lease up rates by effectively screening Section 8 applicants to increase owner acceptance of program,
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

The PHA also plans to increase the number of affordable housing units by a variety of means:

- Construct single story fully ADA accessible units when land becomes available

We are consistent with the City's consolidation plan as well as the Analysis of Impediments to Fair Housing, which outline priorities. We are consistent with a variety of specific housing objectives, listed below:

- Promote affordable housing opportunities to residents as well as assist them in achieving self-sufficiency.
- Support programs to preserve existing affordable housing stock
- Support residents with low income to achieve greater stability and self-reliance by providing safe, affordable, and quality housing. Including links to community service.
- Promote homeownership for first-time homebuyers
- Support affordable rental housing in cooperation with the La Crosse County Housing Authority
- Support the City's Renovation Programs
- Support the City's goal of ending homelessness

The La Crosse Housing Authority (LHA) relies on a number of resources to identify the greatest needs for assisted housing. These sources include the City of La Crosse Consolidated Plan, Impediments to Fair Housing Report, as well as the LHA vacancy and wait list data.

Safety and Crime Prevention:

It shall be noted that no revisions to Safety and Crime Prevention are proposed in this plan. The Housing Authority of the City of La Crosse has established this statement, which incorporates the following requirements: A. Safety measures are reviewed on a jurisdiction-wide basis to ensure the safety of the residents living in public housing owned and operated by the La Crosse Housing Authority. B. The La Crosse Housing Authority Safety and Crime Prevention statement describe measures to ensure the safety of public housing residents and for crime prevention. This statement describes activities in effect, planned, or contemplated by the La Crosse Housing Authority. This statement further describes the coordination undertaken between the La Crosse Housing Authority and the La Crosse Police & Fire Departments for carrying out the objectives of this statement. The La Crosse Housing Authority currently has partnerships with six different Neighborhood Resource Police Officers (NRO) who visit and patrol our developments daily as well as meet with staff on an as needed basis. The Neighborhood Resource Officers focus their efforts on development concerns within their assigned neighborhoods. They are the front line of community policing and enforcement efforts, working with the Housing Authority to address the needs of the specific neighborhoods and the greater La Crosse community. In addition to the NRO's, we carry partnerships with the La Crosse Fire Department as well as an investigator from the City's Community Resource Unit, which works to help in mental health crisis situations. The La Crosse Housing Authority also generates no trespass letters that give the police an additional tool to keep unauthorized individuals off of public housing properties. In addition to the aforementioned efforts, the La Crosse Housing Authority hires a security company that patrols all La Crosse Housing Authority owned property seven days a week at random hours of the night. Reports are generated daily by security as well as police records are obtained and reviewed by Housing Authority staff to ensure that our residents are safe and secure. In 2020 the La Crosse Housing Authority completed the installation of security cameras systems in seven high-rise buildings as well as five community buildings located in our family developments.

Pet Policy – SEE ATTACHMENT 2 FOR NEW POLICY

(c) The PHA must submit its Deconcentration Policy for Field Office Review. SEE ATTACHMENT 1

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- Y N
- Hope VI or Choice Neighborhoods.
 - Mixed Finance Modernization or Development.
 - Demolition and/or Disposition.
 - Conversion of Public Housing to Tenant Based Assistance.
 - Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
 - Project Based Vouchers.
 - Units with Approved Vacancies for Modernization.
 - Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

- LHA had a study conducted on the possibility of converting some of the existing family development two-bedroom single story units into fully accessible one-bedroom units. Work of this caliber will require coordination with HUD to receive approval to take units off-line to complete the work. The current family development portfolio consists of the following: (30) one-bedroom units, (102) two-bedroom units, (52) three-bedroom units, (22) four-bedroom units, and (4) five-bedroom units. LHA family development one-bedroom waiting list indicates a high demand.
- Partnering for Solutions. Work with local collaboratives to monitor housing needs in the community. Research and apply for additional housing when funding becomes available to meet the community needs.

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <ul style="list-style-type: none"> • Improved the quality and management of the Housing Authority by obtaining an overall “High Performer Status.” • Continue to fully utilize Public Housing program by obtaining a 99% lease-up utilization rate. • Mainstream Voucher Program – fully utilized vouchers by obtaining a 100% lease-up utilization rate. • Finalized the addition of Alberts House I & II. These two additions added (1) duplex and (1) four-plex to our overall housing portfolio. These units are single story, one bedroom, fully ADA compliant units. • Completed phase I of Section 504/ADA modernization work. This work will continue throughout LHA’s housing portfolio and will continue to be placed in our Capital Fund Five Year Plan. • Continue improvement of the quality of the LHA’s existing housing portfolio. See 5-year plan for scheduled improvements. • Continue to achieve recommended activities and goals based on the “Affirmatively Furthering Fair Housing Analysis.” • Continue to assist families and individuals with low income to achieve greater stability and self-reliance by providing safe, affordable, quality housing and links to community service.
<p>B.4.</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See HUD form 50075.2 Five-Year Action Plan 2023-2027 - Approved by HUD 11/07/2022</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing.
Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

As outlined in Section B of this document. The Housing Authority will continue efforts to meet impediments identified in the Regional Affirmatively Furthering Fair Housing (AFFH) Market Study that was completed. This identifier is also referenced in our 5-Year PHA Plan.

As indicated in directions above, the AFFH is not a federal regulation or requirement; however, the Housing Authority of the City of La Crosse remains committed to equality and opportunity for all. We have done this by partnering with the City, La Crosse County, Monroe County, La Crosse County Housing Authority, Tomah Housing Authority, and the Monroe County Housing Authority by having an AFFH study completed.

To view a copy of the AFFH please visit:

<https://www.cityoflacrosse.org/your-government/departments/community-development-and-housing/fair-housing>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income, and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

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. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and 24 CFR §903.12(b).

Safety and Crime Prevention (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. ([24 CFR §903.7\(m\)\(5\)](#))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. ([Notice PIH 2011-47](#))

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7 \(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further

fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 the 5-Year and Annual PHA Plan. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 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.

10.4 DECONCENTRATION POLICY

It is the LHA's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The LHA will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

HOUSING AUTHORITY OF THE CITY OF LA CROSSE PUBLIC HOUSING PET POLICY

SECTION 1: GENERAL

The Housing Authority of the City of La Crosse allows for the keeping of pets in its developments subject to compliance with all requirements set forth in this policy.

SECTION 2: DEFINITIONS

The term “**Common Household Pet**” means a domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish in aquariums or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. The term “Common Household Pet” does not include reptiles (except turtles). This section is subject to any applicable federal, state, and/or local rules, regulations, or ordinances governing the restriction of such animals.

The term “**Disability**” means a physical or mental impairment that substantially limits one or more major life activities, a record of having such an impairment or being regarded as having such an impairment. “Disability” does not include the current illegal use of a controlled substance, or a controlled substance analog, unless the individual is participating in a supervised drug rehabilitation program.

The term “**Emotional Support Animal**” means an animal that provides emotional support, well-being, comfort, or companionship for an individual but that is not trained to perform tasks for the benefit of an individual with a disability.

The term “**Service Animal**” means a guide dog, signal dog, or other animal that is individually trained or is being trained to do work or perform tasks for the benefit of a person with a disability, including the work or task of guiding a person with impaired vision, alerting a person with impaired hearing to intruders or sound, providing minimal protection or rescue work, pulling a wheelchair, or fetching dropped items.

The term “**Reliable Documentation**” includes, but is not limited to, a signed document from a medical doctor, psychiatrist, social worker, or other similarly licensed health professional documenting a resident’s Disability and Disability-related need for an Emotional Support Animal or Service Animal. The Housing Authority reserves the right to determine what documentation is considered reliable.

SECTION 3: APPROVAL AND REGISTRATION

Residents’ must register any pets prior to the keeping of any pet in the resident’s housing unit. Residents must apply for approval and registration by fully completing the attached Authorization for Pet Ownership Form. THE AUTHORIZATION FORM MUST BE FULLY COMPLETED BEFORE THE HOUSING AUTHORITY WILL APPROVE ANY REGISTRATION REQUEST.

SECTION 4: PET IDENTIFICATION REQUIRED

Residents must provide the Housing Authority a written description and/or photographic documentation of the pet sufficient to identify the pet. The Housing Authority reserves the right to determine whether the documentation provided by the resident is sufficient to satisfy this Section.

SECTION 5: ANIMAL VACCINATIONS, LICENSING AND SAFETY

ALL ANIMALS, including Service Animals and Emotional Support Animals, must be vaccinated against all diseases and/or conditions required under any state and/or local law, regulation, or ordinances. ALL ANIMALS, including Service Animals and Emotional Support Animals, must also be in compliance with all applicable state or local animal licensing requirements.

For purposes of public health, safety, and animal population control, all dogs and cats should be spayed or neutered.

A pet owner may be liable for any injury or damage caused by the pet to any person or property of another resident, visitor, agency, or employee of the Housing Authority. Therefore, it is strongly recommended that the resident who owns a pet purchase a personal liability insurance policy from an insurance carrier of their choice.

SECTION 6: TYPE AND NUMBER OF PETS

The Housing Authority shall only permit residents to keep animals that meet the definition of Common Household Pet as defined under Section 2.

Residents shall be limited to one pet per housing unit.

No animal may exceed 30 pounds in weight projected to full adult size.

Aquariums may not exceed 30 gallons.

The Housing Authority reserves the right to disallow the keeping of any pet that the Housing Authority considers an unreasonable risk to the health and safety of its residents.

SECTION 7: PET DEPOSIT

A one-time pet deposit of \$250 is required and due at the time of registering a pet. Full payment of the pet deposit is a prerequisite for final approval of pet registration, and any application submitted will not be approved until the pet deposit has been made. The deposit is refundable when the pet or the family vacates the unit, less any amounts owed due to damage beyond normal wear and tear.

SECTION 8: FINANCIAL OBLIGATION OF RESIDENT

Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Any damages caused by a pet-related insect or pest infestation in the pet owner's unit shall be the financial responsibility of the pet owner, including without limitation costs associated with the extermination or mitigation of insects or pests.

SECTION 9: NUISANCE OR THREAT TO HEALTH OR SAFETY

The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas. Pet owners must clean up after their pets and are responsible for disposing of pet waste.

Repeated substantiated complaints by neighbors or the Housing Authority of the City of La Crosse personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance may result in the owners having to remove the pet and may be considered a material breach of the lease agreement.

Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance.

The examples provided above are not to be considered an exhaustive list of potential nuisances. The Housing Authority reserves the right to determine when a pet poses a nuisance or threat to the health and safety of Housing Authority residents.

SECTION 10: DESIGNATION OF PET AREAS

Pets must be kept in the owner's apartment or on a leash at all times when outside the unit. No outdoor cages and/or structures may be constructed. Pets will be allowed only in designated areas on the grounds of the property if the Housing Authority of the City of La Crosse designates a pet area for the particular site. No pets shall be allowed in the community room, community room kitchen, laundry rooms, public bathrooms, lobby, beauty shop, hallways, or office in any of our sites.

SECTION 11: MISCELLANEOUS RULES:

Pets shall not be left unattended in a dwelling unit for a period of more than five hours. If a pet is left unattended for an unreasonable amount of time or is deemed abandoned, the Housing Authority reserves the right to enter the premises and take the pet to be boarded at a local animal care facility or in some similar manner of caretaking, at the expense of the resident.

Pet bedding shall not be washed in any common laundry facilities.

Residents shall take appropriate actions to protect their pets from fleas, ticks, and other pests.

All dogs shall wear a tag bearing the resident's name and phone number and the date of the latest rabies vaccination.

Pets shall not be kept, bred, or used for any commercial purpose.

Residents owning cats shall maintain waterproof litter boxes for cat waste. Refuse from litter boxes shall not accumulate or become unsightly or unsanitary. Litter shall be disposed of in an appropriate manner.

A pet owner shall physically control or confine his/her pet during the times when Housing Authority employees, agents of the Housing Authority or others are entering the pet owner's apartment to provide services, enforce lease terms, or conduct any other business.

If a pet causes physical harm to any person, the pet's owner shall be required to permanently remove the pet from the development within 10 days upon written demand for removal from the Housing Authority. The Housing Authority may also consider such an event to be a material breach of the lease agreement.

The Housing Authority's grievance procedures shall be applicable to all individual grievances or disputes arising out of violations or alleged violations of this policy.

Visiting animals shall not be allowed.

SECTION 12: REMOVAL OF DANGEROUS OR NUISANCE ANIMALS

The Housing Authority of the City of La Crosse, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in the community where the project is located.

In the event of illness or death of pet owner, or in the case of an emergency which would prevent the pet owner from properly caring for the pet, the Housing Authority reserves the right to call the emergency caregiver designated by the resident or the local Pet Law Enforcement Agency to take the pet and care for it until family or friends would claim the pet and assume responsibility for the pet. Any expenses incurred will be the responsibility of the pet owner.

SECTION 13: EXCEPTIONS

Any resident that has a Disability and a Disability-Related Need for an Emotional Support Animal or Service Animal, as those terms are defined under Section 2, is exempted from the following sections:

SECTION 7: PET DEPOSIT

SECTION 10: DESIGNATION OF PET AREAS

Additional Exceptions

There are no size or breed restrictions on Emotional Support Animals or Service Animals.

Documentation Required for Service and Emotional Support Animals

Any resident keeping or seeking to keep a Service Animal is required to submit to the Housing Authority Reliable Documentation of their Disability and their Disability-related need for the Service Animal, unless the Disability is readily apparent or known. If the Disability is readily apparent or known but the Disability-related need for the animal is not, the individual may be requested to submit Reliable Documentation of the Disability-related need for the animal.

Any resident seeking to keep an Emotional Support Animal is required to submit Reliable Documentation that the individual has a disability and Reliable Documentation of the Disability-related need for the Emotional Support Animal from a licensed health professional.

The housing authority may deny a resident the ability to keep a Service Animal or Emotional Support Animal if any of the following applies:

- a. The individual is not disabled, does not have a Disability-related need for the animal, or fails to provide Reliable Documentation.
- b. Allowing the animal would impose an undue financial and administrative burden or would fundamentally alter the nature of services provided by the lessor, owner, or representative.
- c. The specific animal in question poses a direct threat to a person's health or safety that cannot be reduced or eliminated by another reasonable accommodation.
- d. The specific animal in question would cause substantial physical damage to a person's property that cannot be reduced or eliminated by another reasonable accommodation.

Resolution Number 1097

Dated September 13, 2000

Revised October 12, 2022

**HOUSING AUTHORITY OF THE CITY OF LA CROSSE
AUTHORIZATION FOR PET OWNERSHIP FORM**

Please fill out a form for pet.

Pet Owner's Name _____

Pet Owner's Address _____

Home Telephone: _____ Work Telephone: _____

Pet's Name _____

Type or Breed: _____

Spayed or neutered? _____

License or ID Number: _____

Veterinarian Utilized: _____

Address: _____ Phone: _____

Emergency Caregiver for the Pet: _____

Address: _____ Phone: _____

I have read and understand the rules governing pets and I and all members of my household promise to fully comply.

Signature of Pet Owner: _____ Date: _____

Approved by: _____ Date: _____

Please attach the following to this form (PLEASE MARK "COMPLETE" FOR EACH SECTION):

Picture/Description of the Pet: _____

Pet Deposit Paid: _____