

08/15/2025

NOTICE OF PUBLIC HEARING & PUBLIC COMMENT

A Public Hearing regarding the Housing Authority of the City of La Crosse's, 5-Year PHA Plan 2026-2030, PHA 2026 Annual Plan, and the Five-Year 2026-2030 Capital Fund Program Plan is scheduled for Wednesday, October 8, 2025 at 1:00 p.m. at Ping Manor, 1311 Badger Street, La Crosse, WI 54601.

The Public Hearing will be held for the following purpose:

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 5-Year PHA Plan 2026-2030, PHA 2026 Annual Plan, and the Five-Year 2026-2030 Capital Fund Program Plan.

Commencing August 15, 2025, draft copies will be available 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 1, 2025 at 8:00 a.m. CST.

The Housing Authority of the City of La Crosse will not discriminate on the basis of race, color, national origin, religion, sex, disability, familial status, age, sexual orientation, gender identity, or marital status. Equal Housing Opportunity.

Email: info@lacrossehousing.org

5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

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, 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. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	<p>PHA Name: Housing Authority of the City of La Crosse PHA Code: WI006</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2026</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public Housing Units: 593 Total</p> <ul style="list-style-type: none">75 Units - Stoffel Court, 333 S. 7th Street, La Crosse, WI 5460173 Units - Stokke Tower, 421 S. 6th Street, La Crosse, WI 5460182 Units - Sauber Manor, 1025 Liberty St., La Crosse, WI 5460375 Units - Becker Plaza, 415 S. 7th Street, La Crosse, WI 5460178 Units - Solberg Heights, 215 S. 6th Street, La Crosse, WI 5460184 Units - Schuh Homes Development, Winneshiek Rd, Wood St., Redbird Ct., John Flynn Drive, La Crosse, WI 5460356 Units - Mullen Homes Development, Winneshiek Rd & St. James Street, La Crosse, WI 5460340 Units - Huber Homes Development, Gladys St. & Huber Ct., La Crosse, WI 5460130 Units - Grover Estates Development, Taylor St. & Hamilton St., La Crosse, WI 54603 <p>Section 8 Housing Choice Vouchers: 199 Total</p> <ul style="list-style-type: none">144 - Tenant Based Vouchers40 - Mainstream Vouchers2 - Tenant Based VASH Voucher13 - VASH Project Based Vouchers - Garden Terrace, 809 Kane Street, La Crosse, WI 54603 <p>Section 8 New Construction Units: 173 Total</p> <ul style="list-style-type: none">112 Units - Forest Park, 1230 Badger Street, La Crosse, WI 5460161 Units - Ping Manor, 1311 Badger Street, La Crosse, WI 54601 <p>Reduced Fair Market Rent Units: 6 Total</p> <ul style="list-style-type: none">4 Units - Alberts House I, Division Street, La Crosse, WI 546012 Units - Alberts House II, Division Street, La Crosse, WI 54601 <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 on 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 websites. 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 5 Year Plan for FY 2026-2030, PHA 2026 Annual Plan and the Five-Year 2026-2030 Capital Fund Program Plan will commence on August 15, 2025 and conclude on October 1, 2025 @ 8:00 a.m. CST. The public hearing is scheduled for Wednesday, October 8, 2025 at 1:00pm CST at Ping Manor, 1311 Badger Street, La Crosse, WI 54601.</p> <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 5 Year Plan for FY 2026-2030, PHA 2026 Annual Plan and the Five-Year 2026-2030 Capital Fund Program Plan.</p> <p>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 1, 2025 at 8:00 a.m. CST.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr><tr><td>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr></table>	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:					
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.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.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 Housing Authority of the City of La Crosse is to promote adequate and affordable housing, economic opportunity, and provide a suitable living environment free from discrimination.</p>
B.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, very low- income, and extremely low- income families for the next five years.</p> <p>Increase the availability of decent, safe, and affordable housing.</p> <ul style="list-style-type: none"> ○ Acquire and/or construct units to meet LHA and community needs. ○ Improve the quality of assisted housing. ○ Implement improvements to application preference point system. ○ Obtain alternative/additional housing resources as see fit. ○ Improve the quality and management of assisted housing by striving to remain a "High Performer" as generated by HUD and the Public Housing Assessment System (PHAS). Current scoring is 99 out of 100. ○ Improve the quality and management of assisted housing by striving to remain a "High Performer" as generated by HUD and the Section Eight (SEMAP). Current scoring is 96 out of 100. <p>Committed to exceptional service.</p> <ul style="list-style-type: none"> ○ Improve customer service with residents, partners, and other customers. ○ Collect public input and, where possible, consider amending policies and procedures to make them more customer-focused. ○ Increase training opportunities for staff. ○ Improve communication and collaboration with partners. ○ Provide improvements to LHA website with intentions of providing a fresh, modern, and user-friendly portal that showcases our programs and buildings. <p>Equal Opportunity for Housing.</p> <ul style="list-style-type: none"> ○ Ensure equal opportunity and affirmatively further fair housing by undertaking measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. Work cooperatively with community representatives and with units of government to ensure this goal is met. ○ Continue efforts to meet impediments identified in the Regional Affirmatively Furthering Fair Housing Market Study. ○ Provide industry continued education training to LHA employees.

<p>B.3</p>	<p>Progress Report. 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>The LHA continued to lease, manage, and maintain 593 units of Public Housing, 172 units of Section 8 New Constructions housing, and 6 reduced Fair Market Rent units. The LHA contributes to the supply of assisted housing by ensuring that the units within its portfolio are occupied. The following are the average annual occupancy rates for these units: 2023 – 99.34%, 2024 – 99.45%, and for the first two quarters of 2025 – 99.57%.</p> <p>The LHA continues to administer housing assistance on behalf of low-income individuals and families through the Housing Choice Voucher (HCV) program. Under the program, the LHA pays a housing subsidy directly to the private landlord and the program participant pays the difference between actual rent charged and the amount subsidized by the program. An Annual Contributions Contract (ACC) between HUD and the LHA provides the LHA with funding for housing assistance. LHA continues to maximize the program by utilizing 100% of the funds received.</p> <p>LHA continues to strive to improve the quality of housing in its portfolio. Physical inspections are conducted by LHA staff annually as well as independent, HUD contracted inspectors in accordance with HUD standards. This was formally known as a Real Estate Assessment Center (REAC) inspection that followed the Uniform Physical Condition Standards (UPCS). In 2023, HUD published the National Standards for the Physical Inspection of Real Estate (NSPIRE) rule, which provides a new inspection model. NSPIRE brings a new scoring system and intends to reflect the health and safety implications of the identified deficiencies more accurately. The assessment of each LHA development involves inspecting the site, building exterior, building systems, common areas, and dwelling units. LHA’s HUD inspected scores are as follows: AMP1378 (Family Developments) 2023 REAC score – 96b, AMP24569 (Highrise Developments) 2023 REAC score – 98b, Ping Manor – 2025 NSPIRE score – 100, Forest Park – 2025 NSPIRE score – 100.</p> <p>LHA continues to accept pre-applications online for all programs. This process has increased our intake from an average of 28 applications per month received in 2020 to 124 applications per month in 2025. Applying online can be done 24 hours a day, 7 days a week by using any smartphone, mobile device, or computer with internet access. If internet access is not available, the LHA has two computers available for use. Please visit www.lacrossehousing.org for open waiting lists, to apply or check the status of your existing application.</p> <p>LHA continues to improve partnerships with community members to better serve our developments and resident needs. Agencies such as the following have been big contributors: La Crosse County, La Crosse Area Family Collaborative, La Crosse School District, La Crosse Community Foundation, City of La Crosse, La Crosse Police Department, La Crosse Fire Department, Boys and Girls Clubs of Greater La Crosse, La Crosse YMCA, Head Start Child & Family Development Centers, UW-La Crosse, and Western Wisconsin Technical College.</p> <p>LHA continues to monitor the safety and security of all its properties by providing some of the following measures.</p> <ul style="list-style-type: none"> • January 2025 LHA has started the implementation of building access controls systems. These systems restrict entry to authorized individuals, reducing the risk of theft, vandalism, and data breaches. They also improve operational efficiency by automating access management and providing detailed audit trails. • Provide security services that patrol all LHA property seven days a week including patrol records. • Installed full building camera systems in all seven of its high-rise buildings. • Installed camera systems in family developments at five locations. Places such as Huber Rec Center, Schuh/Mullen Boys and Girls Club, Margaret Annett HeadStart Center, development entrances, and maintenance shops. • Partner with the La Crosse Police and their Neighborhood Resource Officers (NRO). Officers visit and patrol our developments daily as well as meet with staff on an as needed basis. The NRO’s focus their efforts on development concerns within their assigned neighborhoods. They are the front line of the community policing and enforcement efforts, working with the Housing Authority to address the needs of the specific neighborhoods and the greater La Crosse community. • Partner 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. <p>LHA staff continues to receive training from industry leaders such as: Nan McKay, National Association of Housing and Redevelopment Officials (NAHRO), Public Housing Authorities Directors Association (PHADA), National Center for Housing Management (NCHM), Quadel, Nelrod, and HUD Exchange. Recent staff trainings consisted of: Fair Housing, Reasonable Accommodation, Public Housing Occupancy Specialist, Public Housing Manager as well as Rent Calculations to ensure compliance with Federal Regulation.</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>LHA continues to serve the needs of children and adult victims of domestic violence, dating violence, sexual assault, or stalking through the implementation of our VAWA policy as described in our Administrative Plan, the Public Housing Admissions and Continued Occupancy Plan, and the Forest Park & Ping Manor Tenant Selection Plans. These policies indicate that the LHA will be in compliance with all legal requirements of VAWA; ensure the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault or stalking who are assisted; and provide needed emergency transfers to such victims. Further details may be reviewed in the aforementioned policies.</p>

B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Significant amendments or substantial deviations/modifications are defined as discretionary changes in the plans or policies of the LHA that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners. An exception to this definition will be made only for changes that are adopted to reflect HUD regulatory requirements and such changes shall not be considered significant amendments or substantial deviations.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year 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 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<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>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

- B.1 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. ([24 CFR §903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))
- B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
- B.6 Resident Advisory Board (RAB) comments.**
- (a) Did the public or RAB provide comments?
 - (b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.
