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U.S. Department of Housing and Urban
Development
Milwaukee Field Office
Suite 950W
310 West Wisconsin Avenue
Milwaukee, WI 53203-2289
<http://www.hud.gov/local/mil/>

May 7, 2018

Jane Alberts
Executive Director
LaCrosse Housing Authority
PO Box 1053
LaCrosse, WI 54602-1053

Dear Ms. Alberts:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **LA CROSSE HA**. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The **LA CROSSE HA** final SEMAP score for the fiscal year ended **12/31/2017** is **100**. The following are your scores on each indicator:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator	6	HQS Enforcement (24 CFR 982.404)	10
Indicator	7	Expanding Housing Opportunities	5
Indicator	8	Payment Standards(24 CFR 982.503)	5
Indicator	9	Timely Annual Reexaminations(24 CFR 5.617)	10
Indicator	10	Correct Tenant Rent Calculations(24 CFR 982, Subpart K)	5
Indicator	11	Pre-Contract HQS Inspections(24 CFR 982.305)	5
Indicator	12	Continuing HQS Inspections(24 CFR 982.405(a))	10
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	NA
Indicator	15	Deconcentration Bonus	0

Your overall performance rating is **High**.

The SEMAP rating is subject to change with the receipt of conflicting information from the Annual IPA Audit due 9 months after the end of the PHA fiscal year (not applicable if the PHA expends less than \$300,000 per year and is not audited).

Thank you for your cooperation with the SEMAP process. If you have any questions and/or comments, please feel free to contact Beverly Carter of my staff, at (414) 935-6726.

Sincerely,

A handwritten signature in cursive script that reads "Shirley Wong".

Shirley Wong, PIH Director
Wisconsin Public Housing
Program Center, SIPH