

Landlord News

Volume 1 / Issue 2

January 2021

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LA CROSSE HOUSING AUTHORITY

CITY OF LA CROSSE, WISCONSIN

“WE NEED A ROOF OVER OUR HEADS”

What's new!

Our Housing Authority has been awarded 40 additional vouchers to serve families whose head or co-head is between the ages of 18 – 61 and have a household member with disabilities. We are excited about this opportunity to help these members of our community with their housing needs. Voucher holders will be searching for units in the very near future.

Effects of COVID-19 on LHA office & participants

Our office remains closed to general public; however, we are still here and can meet by appointment only. We follow all local health department guidelines to prevent the spread of the virus. If you have questions or concerns, please feel free to reach out to us by phone or e-mail! Paperwork and information can be submitted to our office via e-mail, fax or by placing the documents in our drop box – located to the left of the front door of our office.

Inspections to resume

Some COVID-19 waivers have been extended and some have expired. Inspections waivers have expired; therefore, we will notify you when an inspection of your unit is scheduled. If you have concerns, please feel free to reach out to us.

Waiting list to open

Our waiting list for the Housing Choice Voucher Program will open on January 25, 2021 at 8:00 AM. It will remain open until midnight on February 21, 2021. If you have residents who are interested in applying for the waiting list, please direct them to: www.waitlistcheck.com/wi110 . No paper applications are accepted.

Contact Us

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Frequently Asked Questions

Q: There is so much paperwork with a voucher holder. Why should I fill it out when I have a prospective renter with no paperwork who is ready to move in now?

A: Much of the paperwork is related to leasing and is a one-time only deal. Most of the forms provided are standard leasing forms that you most likely have and use already. For these documents, you are welcome to use your own forms. The program does require a 12-month lease at move in. Leasing requirements after the initial year are up to you and the tenant; therefore, most forms are signed one time and will continue through the rest of the tenancy.

Q: If I accept one tenant with a voucher, do I have to accept other voucher holders?

A: No, voucher holders, like all other prospective tenants, are required to follow your application process, meet any requirements you may have and abide by the lease terms. If the prospective tenant does not meet the requirements that you have set, you do not have to rent to them.

Q: How much will the voucher cover?

A: The housing voucher family must pay 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard the family is required to pay the additional amount. By law, whenever a family moves to a new unit where the rent exceeds the payment standard, the family may not pay more than 40 percent of its adjusted monthly income for rent and utilities. Given this information, every voucher holder is different.

Have a question you want us to answer or clarify? Please don't hesitate to submit them to us!

Have a unit that you are looking to rent? Give us a call. We may voucher holders looking for their next place to call home.

**• 8.5 years is the average household time in the program •
28.1% are elderly (older than 62) • 26% are non-elderly
disabled • 44.7% are single persons**
