



HIGH-RISE to HIGH-RISE

December 2024

Lobby Hours: 9:00am-12:00pm and 12:30pm-3:00pm CST

Phone: 608.782.2264 • Fax: 608.782.2262

Address: 1307 Badger Street

Email: info@lacrossehousing.org

Website: www.lacrossehousing.org

***Residents can submit NON-EMERGENCY maintenance requests on the website.*

Beautiful Poinsettias

Last month poinsettias were delivered to all 7 of our high-rises for each resident to help make their holiday brighter. The poinsettias were from friends at WIZM-AM and the people at these fine businesses: Dickinson Family Funeral Homes, SMA Insurance Group, Inc., Kish & Sons Electric, April Carrier Farmers Insurance, Hunger Task Force, Quartz, and Walmart that made this possible.

The Housing Authority and residents would like to thank everyone mentioned above for making their holiday season brighter.



Wishing Everyone a Healthy and Happy New Year!

Happy Holidays

The Housing Authority of the City of La Crosse and the Board of Commissioners would like to wish all our residents and their families a safe holiday season!

Happy Hanukkah!

December 25, 2024 -

January 2, 2025

Merry Christmas!

December 25, 2024

Best Kwanzaa Wishes!

December 26, 2024 -

January 1, 2025

Happy New Year!

January 1, 2025



No one will be working in the Housing Authority Office

Tuesday, December 24, 2024, and

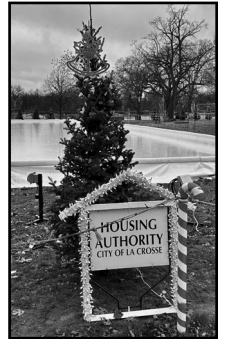
Wednesday, December 25, 2024,

Tuesday, December 31, 2024, and Wednesday, January 1, 2025

All Housing Authority properties (buildings/grounds/parking lots) are "No Smoking Areas."

Housing Authority Assignment and Tree at Rotary Lights

The Housing Authority assignment this year was to help in the warehouse, clean the volunteer trailer, and put lights on several panels of the new maze display. We would like to thank Tom Sawyer's Bar & Grill for donating lunch that day to all the volunteers. The wraps and chips were delicious.



Hallways and Apartment Entry Doors

All hallways need to be free of any tripping and fire hazards: rugs, bikes, scooters, decorative items on the floor outside of apartments etc. This also includes decorating apartment doors, handrails, and hallway walls.

Please be advised if items are found they will be disposed of, and you will be charged accordingly.

Catholic Communion

Becker Plaza (Library)

Friday, November 1 (1st Friday) at 9:15am

Rotary Lights

Resident Services has planned a bus ride through Riverside Park to see the Rotary Lights on **Tuesday, December 10, 2024.**

Resident Services reserved an accessible motor coach from Ready Bus Company which will hold 2 wheelchairs and 46 walk-ons. Ready Bus will begin picking up residents on the northside of town about 4:30pm then head south. Everyone is encouraged to bring a cash donation or a non-perishable food item (please check the expiration date) for a donation. *An informational flyer has been posted on each floor of each high-rise.* **FREE: for all Housing Authority residents and \$2.00 for guests.**

EMERGENCY MAINTENANCE

Monday-Thursday after 3:00pm

Weekends (Friday 3:00pm - Monday 6:30am) & **Holidays**

Call: 1-855-895-4473

Locked Out? If you are locked out of your apartment, please be aware that staff are required to confirm you are the resident of the unit prior to unlocking the door. A photo ID is the best means of proof. Please understand this is for everyone's safety.



State of Wisconsin “SENIOR Stockbox” Program:

For those who signed up for a “Senior Stockbox,” the Hunger Task Force will be delivering your box to your apartment on the following date and time. You must show your ID and sign for your box. The Hunger Task Force may call your apartment to be let in so please buzz them in.

Estimated delivery dates and times at all seven high-rises:

Monday, December 2 (1st Monday):

10:00am-12:00pm- Becker Plaza and Stoffel Court

Monday, December 9 (2nd Monday):

10:00am-12:00pm- Solberg Heights and Stokke Tower

Monday, December 16 (3rd Monday):

10:00am-12:00pm- Forest Park and Ping Manor

Monday, December 23 (4th Monday):

9:00am-10:00am- Sauber Manor

If you are 60 years of age or older, your monthly income must fall below these levels:

1 person household: \$1,632 or 2-person household: \$2,215. Call to sign up at **608-793-1002**.

Are you feeling isolated and controlled by a loved one?

Do you feel like no one will understand?

Help is available - Free and Confidential (608) 791-2600.

Any time, any day. Someone is here to listen.



Notice Regarding Moving Of Vehicles From Parking Lot For Snow Removal

The Housing Authority will plow when there is 2 inches or more of snow. Usually lots are plowed in the morning. PLEASE **DO NOT** move your vehicle from your assigned spot **UNTIL INFORMED BY MAINTENANCE STAFF** via posting.

Important reminders

- If you do not drive your vehicle during the winter, it should be stored elsewhere.
- You are responsible for moving your vehicle when informed by staff via posting. If you are away from your apartment, you should always make arrangements with someone for moving your vehicle.
- Housing Authority staff **will not** move your vehicle or shovel between cars.
- Vehicles **not moved** will be **ticketed** and **towed** at your expense.
- Please stay **FAR** away from the snowplow to avoid accidents from happening.

Any questions, please call the Housing Authority Office at 608-782-2264.

UW-La Crosse Recreational Therapy Students

Modality Preceptorship in Recreational Therapy I

The students will be planning and leading their final two activities from 2:45pm-3:45pm and are as follows:

Monday, Dec. 2, 2024 **Monday, Dec. 9, 2024**

Ping Manor Joyful Living Boost Your Cognitive Well Being
 Forest Park Chill & Share Memory Lane Mindfulness

If you live in another high-rise but would like to join, call the Housing Office at 608-782-2264 and dial ext. 237 for Stephanie or ext. 235 for Fawn to let us know to watch for you.

Automated Phone System

Call the Housing Authority Office at 608-782-2264 then:

if you are calling to report a maintenance problem, dial 0
if you are calling to reach the High-Rise Occupancy Department:

- For Loretta Hass (Supervisor) dial 233
- For Nancy Peters (Assistant Supervisor) dial 232 (Forest Park, Ping Manor, Alberts House I and Alberts House II)
- For Nicole Hebel dial 225 (Sauber Manor, Solberg Heights, Becker Plaza, Stoffel Court and Stokke Tower)

if you are calling to reach the Resident Services Department:

- For Fawn King (Coordinator) dial 235
- For Stephanie Moran (Assistant) dial 237

For any other inquiries or work orders dial 0 or stay on the line.

REACH Services and Resource Center

The REACH Center is a place where multiple agencies can assist with housing navigation, homeless prevention, mental/AODA support, healthcare, and violence prevention and support in one centralized location.

Hours:

- Monday & Wednesday: 8:00am-2:30pm
- Tuesday & Thursday: 8:00am-4:00pm
- Friday: CLOSED

212 11th Street South, La Crosse, WI 54601

608-781-2783, ext. 200 • info@reachcenterlacrosse.org

Great Rivers 2-1-1 Get Connected. Get Help.

Great Rivers 2-1-1 offers free, confidential community information and referrals 24 hours/day. Dial 2-1-1 or (800) 362-8255 to talk to an information and referral specialist.

We also offer a Crisis Hotline 24/7. Dial 2-1-1 or (800) 362-8255 to talk to a crisis specialist.



Welcoming our Newest Residents:

- Vicki De Maiffe - Forest Park
 - Rhonda Wisland Mathews - Sauber Manor
- (These are the residents who chose to be acknowledged.)

2025 Automatic Rent Payment Dates

This information is only for those residents who have their rent automatically taken out of their account.

Listed below are the dates that the rent payment/other charges will be taken out of your designated account (5th working day of each month):

January 8	May 7	September 8
February 7	June 6	October 7
March 7	July 8	November 7
April 7	August 7	December 5

The Housing Authority is still encouraging all rents be paid by automatic withdrawal from your bank account. This has been so beneficial for several of our residents who happened to be out of town, in the nursing home, etc.

New Inspection Process (NSPIRE) will take effect January 1, 2025

NSPIRE is going to change the way the Housing Authority needs to complete the annual inspections and re-inspections. NSPIRE really focuses on cleanliness and space in each apartment.

It is highly recommended to pre-inspect your unit and report any deficiencies so they can be repaired prior to the inspection. If you see items in your unit that may be flagged for an inspection, call the office at 608-782-2264, ext. 221, to put in a work order.

These can include:

- Broken or missing smoke alarms
- Missing or cracked electrical outlets or switch covers
- Lights or fans not working properly
- Doors off hinges or not opening/closing as designed
- Leaking or dripping faucets
- Toilet running or clogged
- Clogged drains
- Fridge or freezer not sealing properly

Important items in preparation for your NSPIRE inspection:

- Window Egress - Nothing can be blocking the actual windows
- Items need to be at least 3 inches away from heat registers
- All windows and doors need to open, close, and latch properly
- Nothing can be covering the breaker box
- Need to have a minimum of 36 inches of walking areas in each room
- Pull Cords (if applicable) need to be hanging down and must almost touch the floor
- Kitchen counter and sink need to be clean
- Oven and Stove Top need to be clean and flammable items are not allowed on the stove top or in the oven
- Bathroom sink, toilet, shower/tub need to be clean
- All floors must be clean (mopped and/or vacuumed)
- Furniture must be able to be used for the intended purpose. Example- if a kitchen table is present, it must be clean and in a condition to be used for dining. A kitchen table with piles of belongings on top does not meet its intended purpose.

We will keep everyone informed when more information becomes available.



Patrons may receive 1 complete package per month. Accounts must be up-to-date and current.

Patrons would be able to receive smaller packages – produce and bakery (and possibly surplus item) – the other weeks of the month, one time per week.

We also offer drive-thru for complete food packages only for people 60+ or those who have had staff approval.

The drive-thru is open Wednesdays and Thursdays from 10:00am-12:00pm for people 60+ or by staff referral.

Mobile Food Pantry:

Everyone in each of the high-rises qualifies for this free service.

You will need to wait in line. No one will be entering the WAFER Mobile at this time. Everyone will get a choice of dairy, meats, produce, bakery, and a pre-packaged food box. There will be staff and volunteers to help lift items into carts. Residents can use the building shopping carts to bring items up to their apartment; however, please clean and return the cart immediately for the next person to use.

PLEASE be patient, kind, and respectful of others while waiting your turn.

EVERYONE needs to provide their picture ID, and all new residents need to bring a copy of their lease or a bill/statement with their current address listed on it.

From 9:00am to 11:00am the Mobile Pantry will be parking in the **front** of each high-rise:

- Forest Park on December 4** (1st Wednesday)
- Becker Plaza on December 10** (2nd Tuesday)
- Solberg Heights on December 11** (2nd Wednesday)
- Stokke Tower on December 17** (3rd Tuesday)
- Sauber Manor on December 18** (3rd Wednesday)
- Ping Manor on December 19** (3rd Thursday)
- Stoffel Court on December 23** (This month the 4th Monday due to the holiday. It's normally the 4th Tuesday)

The Mobile Pantry stays the full two hours; therefore, do not feel you need to get down there right away. They will have plenty of food for everyone.

Feel free to check their website for the most current information: waferslacrosse.org

Standard Charges List

Everyone will receive a letter from Steve Schauf, our Executive Director, along with a copy of the new standard charges which will take effect on January 1, 2025.

Winter Weather Advisory

- ❖ Usually issued within 24-36 hours of event.
- ❖ Usually not a significant risk to life & property.
- ❖ Could impact travel plans.
- ❖ 3"- 6" snow, blowing snow, and /or wintry mix.
- ❖ More accidents occur in "lighter" snowfalls.
- ❖ Exercise caution when traveling or walking outside.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Forest Park Coffee Hour 10-11am Becker Plaza Cards & Games 3:30pm	3 Forest Park Coffee Hour 10-11am Dominoes 6pm	4 Becker Plaza Coffee Social 8-9:30am Forest Park Coffee Hour 10-11am	5 Becker Plaza Coffee Social 8-9:30am Forest Park Coffee Hour 10-11am Sauber Manor Bingo 6-7pm	6 Forest Park Coffee Hour 10-11am Dominoes 6pm Becker Plaza **Seasonal Crafts 1pm	7 Becker Plaza Coffee Social 8-9:30am Forest Park Christmas Dinner (must sign up) 5pm
8	9 Forest Park Coffee Hour 10-11am Stokke Tower **Christmas J-I-N-G-O and Bingo 1pm Becker Plaza Cards & Games 3:30pm	10 **Rotary Lights at Riverside Park Forest Park Coffee Hour 10-11am Dominoes 6pm Ping Manor Penny Bingo 2pm	11 Becker Plaza Coffee Social 8-9:30am Forest Park Coffee Hour 10-11am	12 Becker Plaza Coffee Social 8-9:30am Forest Park Coffee Hour 10-11am Solberg Heights **Cards, Games, Cookies & Cider 2pm Sauber Manor Bingo 6-7pm	13 Forest Park Coffee Hour 10-11am Dominoes 6pm	14 Becker Plaza Coffee Social 8-9:30am
15	16 Forest Park Coffee Hour 10-11am Becker Plaza Cards & Games 3:30pm	17 Forest Park Coffee Hour 10-11am Dominoes 6pm	18 Becker Plaza Coffee Social 8-9:30am Forest Park Coffee Hour 10-11am Sauber Manor **Karaoke 1:30-3:30pm	19 Becker Plaza Coffee Social 8-9:30am Forest Park Coffee Hour 10-11am Ping Manor Christmas Party (must RSVP by 12/5) 5pm Sauber Manor Bingo 6-7pm	20 Forest Park Coffee Hour 10-11am Dominoes 6pm	21 Becker Plaza Coffee Social 8-9:30am
22	23 Forest Park Coffee Hour 10-11am Becker Plaza Cards & Games 3:30pm	24 Office Closed Forest Park Coffee Hour 10-11am Christmas Eve	25 Office Closed Becker Plaza Coffee Social 8-9:30am Christmas Day	26 Becker Plaza Coffee Social 8-9:30am Forest Park Coffee Hour 10-11am Sauber Manor Bingo 6-7pm	27 Forest Park Coffee Hour 10-11am Dominoes 6pm	28 Becker Plaza Coffee Social 8-9:30am
29	30 Forest Park Coffee Hour 10-11am Becker Plaza Cards & Games 3:30pm	31 Office Closed Forest Park Coffee Hour 10-11am New Year's Eve	** Means with the Resident Services Department.	<h1>December</h1>		



LA CROSSE HOUSING AUTHORITY

CITY OF LA CROSSE, WISCONSIN

"WE NEED A ROOF OVER OUR HEADS"

2025 HOME INSPECTION AND RE-EVALUATION SCHEDULES

2025 ANNUAL HOME INSPECTIONS

Dates	Properties
February 11-13	Stokke Tower
March 11-13	Ping Manor
April 8-10	Stoffel Court
May 6-8	Solberg Heights
June 10-12	Becker Plaza
July 8-10	Sauber Manor
August 6-8	Forest Park
September 9-11	Huber Homes
September 16-18	Grover Estates
October 7-9	Mullen Homes
November 11-13	Schuh Homes

2025 RE-EVALUATION SCHEDULE

Properties	Deliver Information to Resident:	Appointments Week of:	Annual Recert. Effective:
Schuh Homes	January 2	January 13	May 1
Stokke Tower	February 3	February 17	June 1
Ping Manor	March 3	March 17	July 1
Stoffel Court	April 1	April 14	August 1
Solberg Heights	May 1	May 12	September 1
Becker Plaza	June 2	June 16	October 1
Sauber Manor	July 1	July 14	November 1
Forest Park	August 1	August 11	December 1
Huber Homes	November 3	November 17	March 1, 2026
Grover Estates	November 3	November 17	March 1, 2026
Mullen Homes	December 1	December 15	April 1, 2026

2025

RENT is due by the 5th working day of each month.

If you are signed up for automatic withdrawal (ACH) ~ listed below are the dates that the rent payment/other charges will be taken out of your designated account. (5th working day of each month):

January 8

February 7

March 7

April 7

May 7

June 6

July 8

August 7

September 8

October 7

November 7

December 5



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