



January 2026 High-Rise to High-Rise Neighbor to Neighbor Newsletter

Lobby Hours: M-F 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 are now able to submit NON EMERGENCY maintenance requests on the website.**

Housing Authority and Board of Commissioners would like to wish our residents a Happy New Year!

No one will be working in the Housing Authority office on Thursday, January 1, 2026.

We would like to once again thank the “University of La Crosse - Recreational Therapy Students” for offering a variety of activities at Forest Park and Ping Manor this semester.

PROCESS for Receiving Your Homestead Credit Rent Certificate

All rent certificates should be printed and signed for all households by January 30, 2026. When they are all complete,

- **High-Rises:** the rent certificate will be slid under your door (*hinge side*).
- **Family Units:** the rent certificates will be mailed.

Please do not call requesting your rent certificate early as they will not be given out before all are complete and ready to be delivered by January 30, 2026.

La Crosse AARP Tax-Aide Program will be offering this free service in 2026. For more detailed information see page two of this newsletter.

DO NOT REMOVE SMOKE DETECTORS

If you have issues or questions about the new smoke detectors, please call the office. If they are removed or damaged, you will be charged the replacement fee.

Annual Home Inspections will take place at Stokke Tower next month

February 10 - 12, 2026

Notices will be posted and everyone was given a copy along with the pre-inspection checklist. Please note we will be testing the emergency pull cords in each apartment (be prepared for the noise). **REMINDER: pull cord needs to be hanging down and must almost touch the floor. Also, nothing can be blocking the cord.** If you are not home, entry will be made, and a notice will be left for you.

NOTICE

MAINTENANCE REQUEST UPDATE

Please place all maintenance requests from 9:00 am - Noon or 12:30 pm - 3:00 pm Monday through Friday by calling the LHA office at (608) 782-2264, ext. 221.

For emergency after-hours requests call 1-855-895-4473.

Starting January 2, 2026, the Housing Authority maintenance staff will be available from 6:30 am - 2:30 pm Monday through Friday to resolve your non-emergency maintenance requests.

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

The 2026 Annual Home Inspection and Annual Re-Evaluation Schedules, is one of this month's inserts.

Current Building Projects

New Windows at Ping Manor in process.

Community Service

If you've received a letter from the Housing Authority about Community Service and haven't yet contacted Loretta Hass to discuss your status, please call immediately. Completing your Community Service is your responsibility, and failure to do so may be considered a lease violation. To address this matter, contact **Loretta Hass** at **608-782-2264, ext. 233.**

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.



The WAFFER Food Pantry will be CLOSED January 1, 2026.

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

Currently we are offering partial packages weekly; however, things could change. We encourage residents to check the website (or watch Facebook) for the most up to date situation.

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:

All Housing Authority residents qualify for this free service.

You will need to wait in line. No one will be entering the WAFFER 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. High-Rise 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. Neighborhood residents are encouraged to park near the mobile pantry or bring a cart or wagon to get the food back to your home.

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.

The WAFFER Mobile Pantry parks in the front of each high-rise from 9:00am-11:00am.

Forest Park on January 7 (1st Wed.)

Becker Plaza on January 13 (2nd Tues.)

Solberg Heights on January 14 (2nd Wed.)

Stokke Tower on January 20 (3rd Tues.)

Sauber Manor on January 21 (3rd Wed.)

Ping Manor on January 22 (3rd Thurs.)

Stoffel Court on January 27 (4th Tues.)

Schuh/Mullen on January 28 (4th Wed.)

(St. James St. across from Boys & Girls Club)

Grover Estates & Huber Homes residents are welcome to come to any of the locations once a month.

The Mobile Pantry stays the full scheduled time; therefore, do not feel you need to get there right away. They will have plenty of food for everyone. *If you have any questions, please call Tony Meyers at 608-782-6003 or email him at wafermobile@waferlacrosse.org.*

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

Stokke Tower Re-Evaluations will be IN PERSON next month

All Stokke Tower residents will be scheduled for a morning appointment time. The re-evaluation will take place in person in the community room, the week of February 9, 2026. Please be patient and wait your turn.

- Letters will be slid under everyone's door January 30, 2026.
- You are required to supply all verification of income, assets, and medical expenses.
- Provide all/any letters you have received from Social Security, Pension, Annuity, IRA's, concerning your benefit amount and/or insurance premium deducted from your monthly benefit.
- Provide 2 most recent checking account statements, 1 most recent savings account statement, CD, or other asset account statements, Chime, PayPal, Cash App, Direct Express, Green Dot or any other banking app, any other online accounts, over-the-counter medication with doctor's note, 2025 pet license & rabies certificate. A more detailed listing is on the backside of the letter you will receive.
- Medical insurance premiums and other medical expense information – you need to provide.
- Read your annual recertification notice carefully! All residents must be seen at annual recertification time - regardless **of when you moved in!**

Feel free to call Nicole Hebel at 608-782-2264, ext. 225, with any questions.

La Crosse AARP Tax-Aide Program

The Housing Authority has been informed that the AARP Tax-Aide Program will be available in 2026.

Schedule Your Appointment - available mid-to-late January.

- Appointments will be available at the beginning of February until the beginning of April.
- Taxes will be prepared at a new location; REACH Services and Resource Center, 212 11th St S in La Crosse.
- Self-schedule online at www.aarpfoundation.org/taxaide.
- Residents who do not have online access may call the Housing Authority at 608-782-2264, dial 237 for Stephanie or ext. 235 for Fawn beginning in late January.
- If your call goes to voicemail, please leave a message stating you need assistance scheduling an online appointment with AARP Taxaide.
- Leave your full name and phone number so your call can be returned.
- Once your appointment has been scheduled, Resident Services will deliver your confirmation and the packet of forms including an overview of the process.
- Please be aware if you do not have all the required information at your appointment, you may be turned away and may need to reschedule your appointment.
- Only 2025 tax returns will be completed this tax season.

Cancel / Reschedule Your Appointment

- If you self-scheduled online, cancel or reschedule at www.aarpfoundation.org/taxaide.
- If Housing Authority has scheduled your appointment, contact the staff person who has scheduled your appointment by calling 608-782-2264.
- If you have questions and need to speak to someone about Tax-Aide, contact the Housing Authority at 608-782-2264, dial ext. 237 for Stephanie or ext. 235 for Fawn.

Unreported Income and Back-Rent Adjustments

Did you know that all income you earn is reported to HUD? If HUD finds a discrepancy in the amount of income reported to them, and the income you reported to LHA during rent calculations, Housing is required to investigate. This may lead to you being charged for back-due rent.

Make sure to read the most recent updated policies regarding smoking and parking you signed.

(NSPIRE) Inspection Process

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 walking areas in each room
- Pull Cords (if applicable) need to be hanging down and must almost touch the floor
- Pull Cords (if applicable) nothing can be blocking the cord
- Kitchen counter and sink need to be clean
- Oven and Stovetop 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)
- While you are free to utilize your space as you see fit, overall we suggest using furniture and surfaces for their intended purpose in order to reduce clutter and potential health and safety issues.

We will keep everyone informed when more information becomes available.

WORKING ON VEHICLES

Only properly registered vehicles are permitted in the LHA parking areas. Vehicle repairs such as oil changes, motor overhauls, and body work are NOT allowed in the complex.



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. 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 deliveries are between 9:30am-12:00pm at all seven high-rises and family unit deliveries are added to a community schedule:

Monday, January 5 (1st Monday):

Becker Plaza and Stoffel Court

Monday, January 12 (2nd Monday):

Solberg Heights and Stokke Tower

Monday, January 19 (3rd Monday):

Forest Park and Ping Manor

Monday, January 26 (4th Monday):

Sauber Manor

If you are (60+), live in any of our **family units** or **high-rises**, your monthly income falls below these levels: 1 person household: \$1,957 or 2-person household: \$2,644 and are interested, please call to get put on the waiting list 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.



Harter's Refuse and Recycling for ALBERTS HOUSE I & II



The lid on the cart needs to be closed as designed. If your cart is overflowing, it will not be emptied by Harter's.

Each household is provided with two garbage carts: *One for waste *One for recyclables. These carts are numbered and assigned to your unit. If a cart is lost or needs to be replaced, you will be charged \$125.00.

Your household refuse is picked up every week. Recycling is collected every other week.

Refuse (garbage) collection dates: Tuesdays

Recycling collection dates: January 6 & 20

REMINDER: Carts should NOT be placed out for collection more than 12 hours before collection and must be removed from the street within 24 hours after the trash/recycling collection. Also...please keep trash picked up and put in correct bins. Empty boxes can be hazardous when there are high winds. If staff has to return your carts, a \$20.00 fee will be charged. Clean your carts regularly to maintain hygiene and prevent odors.

Notice Regarding Moving 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-L Occupational Therapy Students

The University of Wisconsin - La Crosse Occupational Therapy Program contacted the Housing Authority to see if we would be able to collaborate once again. Resident Services graciously agreed to the community partnership since the program has been very successful the past several years. The students will be focusing on the residents of Stokke Tower; however, residents from the other high-rises/properties are welcome to participate.



The students are busy planning, organizing, and getting ready to lead wellness programs on the following Thursdays (February 12, 19, & 26 and March 5 & 12) from 12pm - 1:30pm.

UW-L Physical Therapy Students "Health and Wellness Project"

This project is a partnership with the Aging and Disability Resource Center (ADRC) of La Crosse County, UW-La Crosse Physical Therapy Program, and the Housing Authority of the City of La Crosse. The students will be offering FREE HEALTH SCREENINGS (Brain Checks and Balance Screenings) in the community room at the following high-rises from 2:30pm-4:30pm on these dates:

Forest Park (1230 Badger St.)

Mon., February 16 or Wed., February 18

Stoffel Court (333 So 7th St.)

Mon., February 23 or Wed, February 25

Sauber Manor (1025 Liberty St.)

Mon., March 2 or Wed., March 4

To register for an appointment, call the Housing Authority Office at 608-782-2264 then dial ext. 237 for Stephanie or ext. 235 for Fawn.

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.

2-1-1

Re-Evaluations

All annual re-evaluations for 2026 will be conducted in person at the Housing Authority Office, High-Rise, or Community Center. Look for an envelope containing your scheduled appointment letter and questionnaire.

What to Do:

- Mark your calendar for the date and time of your appointment.
- Make sure of the appointment location, Housing Office, Community Center, or Highrise Community Room.
- Bring all required verifications to your appointment. Check the backside of your letter for a detailed list.

Do you know about overpayments?

Example: Jane Doe's Overpayment of Subsidy

Jane Doe began working at the Fun Factory in July 2024 and earned \$2,500 per month. However, she did not report her income until her recertification in July 2025.

1. What Jane Doe Paid in Rent (Based on Old Income): Before July 2024, Jane Doe's rent was based on her prior income of \$800 per month, and her rent was set at \$240 per month (30% of income).

• From July 2024 to June 2025 (12 months), she continued paying \$240/month = \$2,880 total.

2. What Jane Doe Should Have Paid (Based on New Income):

After starting her job in July 2024, her income increased to \$2,500 per month. Based on her new income, her rent should have been recalculated to \$750 per month (30% of income).

• From July 2024 to June 2025 (12 months), she should have paid \$750/month = \$9,000 total.

3. The Overpayment of Subsidy:

The Housing Authority subsidized the difference between what she paid and what she should have paid:

• \$9,000 (actual rent) - \$2,880 (rent paid) = \$6,120 in overpaid subsidy.

Conclusion:

By not reporting her income in a timely manner, Jane Doe caused an overpayment of \$6,120. This amount must now be resolved with the Housing Authority, either through repayment or other corrective actions.

If you need to use a computer, need to use a printer, or need copies made for your re-evaluation, feel free to come to the Housing Authority Office M-F anytime between 9am-12pm then 12:30pm-3pm, and we would be more than happy to help you.

Family Units Information ONLY - January 2026

Housing Protection for Victims of Domestic Violence

What you should know....

On average, 1 in 3 women and 1 in 4 men will experience some form of violence committed by an intimate or domestic partner in their lifetime. One reason many victims do not disclose their experiences is because they worry that doing so will jeopardize their housing. There are protections in place for victims of domestic violence, sexual assault, and stalking, provided through Wisconsin state laws and the Violence Against Women Act (VAWA). As a victim, you cannot be evicted because of incidents of abuse, or due to the abuser's criminal activity directly related to the abuse. The owners of your property, or the Housing Authority, have the ability to evict an abusive household member to allow you and your family to remain in your housing. If you are experiencing violence in your home, please know that you are not alone. Contact the Housing Authority to invoke your VAWA or state protections or call New Horizons Shelter and Outreach Centers' Advocates for assistance, information, and supportive services. You can reach an Advocate 24 hours a day, 7 days a week at 608-791-2600 or 1-888-231-0066, and all the services provided are free and confidential.

Snow Removal

Just a reminder to shovel your walk from your doorway to the sidewalks and your driveway. Please move your vehicle if you live in Mullen Homes so we may plow the parking lots.

Western Technical College

Free Educational Opportunities through Learner Support and Transition at Western Technical College

- **GED/HSED:** Earn your high school diploma.
- **College Preparation:** Build reading, writing, math, computer, and other skills through Pre-PALS before taking college courses.
- **Short-Term Credentials:** Enroll in short-term IETs (integrated education and training programs) including Community Health Worker and 3-D Printing, which lead to industry-recognized credentials.
- **English Language Learner (ELL) Classes:** Learn English as a second language.
- **Re-Entry Supports:** Access Project Proven's community re-entry supports, including career planning, college transition planning, and club programming.

For more information, please call 608-789-6020 or 608-785-9160, email learnersupport@westerntc.edu, or stop in! We're in the Student Success Center, Room S127, which is at 400 7th Street North, La Crosse, WI 54601.

REFUSE & RECYCLING

The lid on the cart needs to be closed as designed. If your cart is overflowing it will not be emptied by Harter's.



Each household is provided with two garbage carts: *One for waste *One for recyclables. These carts are numbered and assigned to your unit. If a cart is lost or needs to be replaced, you will be charged \$125.00.

Your household refuse is picked up every week. Recycling is collected every other week.

Refuse (garbage) collection dates:

Schuh Homes & Grover Estates: Mondays

Huber Homes: Fridays

Recycling collection dates:

Schuh Homes & Schuh II: Monday, January 12 & 26

Huber Homes: Friday, January 2, 16, & 30

Grover Estates: Monday, January 5 & 19

REMINDER: : Carts should NOT be placed out for collection more than 12 hours before collection and must be removed from the street within 24 hours after the trash/recycling collection. Also...please keep trash picked up and put in correct bins. Empty boxes can be hazardous when there are high winds. If staff has to return your carts, a \$20.00 fee will be charged. Clean your carts regularly to maintain hygiene and prevent odors.

Mullen Homes

Please dispose of your recycling & refuse properly in the dumpster areas. (Look for visual aids on each dumpster).

Dumpster areas: 1300 St. James St., 802 Winneshiek Rd., 854 Winneshiek Rd.

Reminder for Parents:

Children taking out trash must be tall enough to reach the dumpster opening safely.

If they are not, please assist them or take the trash out yourself. We want to prevent injuries and ensure trash/recycling goes where they belong. All trash must be placed in tied or sealed garbage bags and placed in the dumpster. Please note plastic bags are not recyclable and are considered trash. You may carry recyclable items to the bin in a plastic bag and dump them into the bin, but do not put the plastic bag in the bin.



HILLTOPPER
REFUSE & RECYCLING
SERVICE INC.

If you would like a copy of the 2026 Recycler, feel free to call the Housing Office at 608-782-2264 to request one or visit www.lacrossecounty.org/solidwaste.

Y on the Fly

Due to the cold weather and snow, we will not be offering Y on the Fly on Sundays. We will pick it back up in March as it gets warmer and hopefully no snow!

Family Units Information ONLY - January 2026

La Crosse Area School District - No School on January 1, 2, & 19 of 2026.

Boys & Girls Clubs - Closed on January 1 & 2 of 2026.



Boys & Girls Clubs located in Huber Homes and Schuh/Mullen Homes

Boys & Girls Clubs located in Huber Homes and Schuh Home/Mullen Homes:

Boys & Girls Clubs are currently open 2:30pm-6:00pm, Monday-Friday for registered members who are currently in kindergarten - 12th grade. On non-school and if club is not closed, the clubs will be open from 12:00pm-4:00pm.

Huber Homes Community Center:

If you have any questions regarding the BGC, please call Cassidy Murphy at 608-784-6065 or email cassidy.murphy@bgclax.org

Parent Café will be on **January 8** (2nd Thursday instead of the 1st Thursday due to the New Year) from **5:00pm-6:30pm** and will be led by The Parenting Place and **Neighborhood Night** will be on **January 15** (3rd Thursday) from **5:00pm-6:30pm**. If you have questions about Neighborhood Night or Parent Cafe, please contact Andy Kiel at 608-789-8956 or email akiel@lacrossesd.org or Sheng Vang at 608-386-4420 or email shvang@lacrossecounty.org.

Schuh/Mullen Community Center:

If you have any questions regarding the BGC, please call Megan Quintero at 608-784-6073 or email megan.quintero@bgclax.org.

Parent Café led by the Parenting Place will be on **January 13** (2nd Tuesday) from **5:30pm-7:00pm** and the **Neighborhood Night** will be on **January 8** (2nd Thursday) from **5:30pm-7:00pm**. If you have questions about Neighborhood Night or Parent Cafe, please contact Andy Kiel at 608-789-8956 or email akiel@lacrossesd.org or Deb Dobrunz at 608-792-1738 or email ddobrunz@lacrossecounty.org.



La Crosse Area
Family Collaborative
Empowered Families. Thriving Neighborhoods.

A La Crosse Area Family Collaborative staff member is in the Schuh/Mullen and Huber Homes Community Center and is there as a resource for you and your household.

The La Crosse Area Family Collaborative staff can help with:

- Parenting or family supports
- Mental health connections
- Healthcare navigation
- Barriers to transportation, employment, or childcare
- Housing concerns
- Basic needs such as food, clothing, or household items
- Adult or child educational supports and opportunities
- Support and advocacy
- General neighborhood concerns or suggestions
- Info about events at the Community Center

Schuh/Mullen Homes: Deb Dobrunz,
ddobrunz@lacrossecounty.org (608)792-1738

Huber Homes: Sheng Vang,
shvang@lacrossecounty.org (608)386-4420

Annual Re-Evaluation Process for Schuh Homes is this month

Annual Re-Evaluation Process for Schuh Homes will take place in person at the Schuh/Mullen Community Center the week of January 13 between 9:00am – 11:30am.

The Department of Housing & Urban Development (HUD) requires that we review your income and household composition every year to determine if you are still eligible to receive assistance paying your rent.

The recertification packets were hand-delivered on December 30. If a resident was not home, their packet was left for them between the screen door and apartment door; HOWEVER, if both screen doors were locked and no one came to the door, the packet was brought back to the office. Those packets were mailed out at the end of the day on December 30, 2025.

Complete, sign, and attach all information needed for your annual recertification. Please bring your complete packet to your appointment. You are required to provide verification of your household income/assets/medical expenses. Please provide verifications which will enable us to calculate your correct level of assistance. **FLAT RENT:** If you have chosen the Flat Rent Method, you are still required to complete the recertification process. If you have any questions, please contact Vicky Johnson at 608-782-2264, ext.223. If you are 62 years of age or older or a person with disabilities and require special assistance to complete your annual reexamination, please contact the housing specialist and arrangements will be made to accommodate your needs. **Please be advised that if you fail to complete the annual recertification, your housing may be terminated.**

Important message from the NRO's

The La Crosse Police Department would like to share some car theft prevention tips. Always lock your car doors after entering or leaving your vehicle. Park in well-lighted areas. Do not leave your car unattended with the windows down. Never leave your car keys in your vehicle or any items of significant value such as cash, firearms, car titles, jewelry, etc. If you have to leave an item of significant value in your vehicle, put it in the trunk or cover it up.

Serving children 1-5 years of age at two La Crosse locations:

Central and Margaret Annett Centers. Class times are Monday-Thursday, 8:15-3:15pm for 3-5-year-olds and Monday-Thursday, 8:00-3:30pm for 1-2-year-olds.

Free to families that qualify.

Accepting applications year round.

Apply online at <https://headstartcouleeregion.com/enrollment> or in person.

Administrative Office.

333 Buchner Place, Suite A, La Crosse, WI 54601

Contact us at 608-785-2070, ext. 0.



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

January

				** Means with the Resident Services Department.		
4	5	6	7	1	2	3
Ping Manor Game Night 6:30-7:30pm	Forest Park Coffee Hour 10-11am Bible Study 5pm	Ping Manor **Continental Breakfast 9:30am Forest Park Coffee Hour 10-11am Dominoes 6pm	 Becker Plaza Coffee Social 8-9am Forest Park Coffee Hour 10-11am	Becker Plaza Coffee Social 8-9am Forest Park Coffee Hour 10-11am	Becker Plaza Coffee Social 8-9am Communion (Library) 9:15am **New Year 's BINGO 2pm Cards & Games 4pm Forest Park Coffee Hour 10-11am	Becker Plaza Coffee Social 8-9am
11	12	13	14	15	16	17
	Forest Park Coffee Hour 10-11am Bible Study 5pm Stokke Tower **Karaoke 1-3pm	Forest Park Coffee Hour 10-11am Dominoes 6pm	Becker Plaza Coffee Social 8-9am Forest Park Coffee Hour 10-11am Solberg Heights **Pizza Party 11:30am	Becker Plaza Coffee Social 8-9am Forest Park Coffee Hour 10-11am	Becker Plaza Coffee Social 8-9am Cards & Games 4pm Forest Park Coffee Hour 10-11am Dominoes 6pm	Becker Plaza Coffee Social 8-9am
18	19	20	21	22	23	24
	Forest Park Coffee Hour 10-11am Martin Luther King Jr. Luncheon 12pm Bible Study 5pm <i>Martin Luther King Jr. Day</i>	Forest Park Coffee Hour 10-11am Dominoes 6pm Stoffel Court **Pie & Ice Cream Social 2pm	Becker Plaza Coffee Social 8-9am Forest Park Coffee Hour 10-11am	Becker Plaza Coffee Social 8-9am Forest Park Coffee Hour 10-11am Sauber Manor **Cards & Games 2pm	Becker Plaza Coffee Social 8-9am Cards & Games 4pm Forest Park Coffee Hour 10-11am Dominoes 6pm	Becker Plaza Coffee Social 8-9am
25	26	27	28	29	30	31
	Forest Park Coffee Hour 10-11am Bible Study 5pm	Forest Park Coffee Hour 10-11am Dominoes 6pm	Becker Plaza Coffee Social 8-9am Forest Park Coffee Hour 10-11am	Becker Plaza Coffee Social 8-9am Forest Park Coffee Hour 10-11am	Becker Plaza Coffee Social 8-9am Cards & Games 4pm Forest Park Coffee Hour 10-11am Dominoes 6pm	Becker Plaza Coffee Social 8-9am



LA CROSSE HOUSING AUTHORITY

CITY OF LA CROSSE, WISCONSIN

"WE NEED A ROOF OVER OUR HEADS!"

2026 HOME INSPECTION AND RE-EVALUATION SCHEDULES

2026 ANNUAL HOME INSPECTIONS

Dates	Properties
February 10-12	Stokke Tower
March 10-12	Ping Manor
April 7-9	Stoffel Court
May 5-7	Solberg Heights
June 9-11	Becker Plaza
July 7-9	Sauber Manor
August 4-6	Forest Park
September 8-10	Huber Homes
September 15-17	Grover Estates
October 6-8	Mullen Homes
November 3-5	Schuh Homes

2026 RE-EVALUATIONS

Properties	Delivery date for packets:	Appointments Week of:	Annual Recert. Effective:
Schuh Homes	December 30, 2025	January 12	May 1
Stokke Tower	January 30	February 9	June 1
Ping Manor	February 27	March 9	July 1
Stoffel Court	April 1	April 13	August 1
Solberg Heights	April 30	May 11	September 1
Becker Plaza	June 1	June 8	October 1
Sauber Manor	July 1	July 13	November 1
Forest Park	July 31	August 17	December 1
Huber Homes	October 30	November 16	March 1, 2027
Grover Estates	October 30	November 16	March 1, 2027
Mullen Homes	December 1	December 14	April 1, 2027
Schuh Homes	December 30	January 11, 2027	May 1, 2027

2026

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 6

March 6

April 8

May 7

June 5

July 8

August 7

September 8

October 7

November 6

December 7



LA CROSSE HOUSING AUTHORITY

CITY OF LA CROSSE, WISCONSIN

"WE NEED A ROOF OVER OUR HEADS"

The Housing Authority is still encouraging payments be paid by automatic withdrawal from your bank account.

This has been very beneficial for many of our residents who happened to be out of town, in the nursing home, etc.

Overview of La Crosse and Onalaska AARP Foundation Tax-Aide 2026

*Free tax preparation of basic Federal and State returns for low to middle income
Wisconsin residents of all ages*

Step 1: Determine If You Are Eligible

- You and your spouse lived in Wisconsin all of 2025 and you did not get divorced in 2025
- If you are married, taxes will be filed jointly; both spouses must attend the appointment
- Taxes will generally be prepared in one appointment, which might take up to 3 hours
- Due to scheduling limitations, if you have tax forms with multiple transactions, volunteers may decide you need to return for a second visit**
- If you have income from another state, you may need to return for a second visit**

Step 2: Schedule an Appointment in La Crosse or Onalaska

La Crosse	Onalaska
<ul style="list-style-type: none">● Location: REACH Services and Resource Center● Address: 212 11th St S, La Crosse● Schedule online: www.aarpfoundation.org/taxaide or email laxtaxquestions@gmail.com to receive a link to the La Crosse Scheduler● For Scheduling Help: call 608-588-6124● Intake Packets: available at the Main La Crosse Public Library or email laxtaxquestions@gmail.com to receive a link <p>DO NOT contact Reach Services about Tax-Aide</p>	<ul style="list-style-type: none">● Location: Great Rivers United Way● Address: 1855 E Main St, Onalaska● Schedule online: www.aarpfoundation.org/taxaide or email onataxaide@gmail.com to receive a link to the Onalaska Scheduler● For Scheduling Help: call 608-501-2544● Intake Packets: available at Onalaska and Holmen Public Libraries or email onataxaide@gmail.com to receive a link <p>DO NOT contact United Way about Tax-Aide</p>

Step 3: Before Your Appointment - Pick up an Intake Packet or Email for a Link

Step 4: Bring These Important Documents to Your Appointment

- The two questionnaires from the Intake Packet need to be thoroughly completed;** if you are unable to pick up an Intake Packet, arrive at your appointment 30 minutes early to complete the questionnaires
- Social Security Cards or Social Security form SSA-1099 for **ALL** taxpayers and dependents
- Government issued Photo ID for **ALL** taxpayers
- IRS is no longer providing refunds by check; bring bank account information, preferably a check**
NOTE: WI Department of Revenue still provides refund checks
- All income statements including Federal and State SSI, Social Security Form SSA-1099, 1099 R, W-2, Interest and Dividend Statements, all pages of the Brokerage Statements, etc.
- All expense statements including student loan interest, childcare expenses, college tuition form 1098T, property tax statements, child/dependent care, etc.
- ONLINE TAX DOCUMENTS MUST BE PRINTED** including W-2, 1099R, Brokerage Statement, Dividend Statement, 1098T, etc.
- Signed Rent Certificate or Property Tax Statement if you are applying for Homestead Credit
NOTE: If you are under the age of 62 and have no earned income you must bring a Disability statement from the Social Security Office stating the date your disability began
- Health Insurance Premiums you paid out of pocket or Form 1095-A if your Health Insurance is from the Marketplace www.healthcare.gov
- 2024 Tax Return
- If you received an Identity Theft PIN from the IRS, bring the new PIN Number you received online or in the mail in December 2025 or January 2026

La Crosse AARP Tax-Aide Program

The Housing Authority has been informed that the AARP Tax-Aide Program will be available in 2026.

Schedule Your Appointment - available mid-to-late January.

- Appointments will be available at the beginning of February until the beginning of April.
- Taxes will be prepared at a **new location**: REACH Services and Resource Center, 212 11th St S in La Crosse.
- Self-schedule online at www.aarpfoundation.org/taxaide
- Residents who do not have online access may call the Housing Authority at 608-782-2264, ext. 237 for Stephanie or ext. 235 for Fawn beginning in late January.
 - If your call goes to voicemail, please leave a message stating you need assistance scheduling an online appointment with AARP Taxaide.
 - Leave your full name and phone number so your call can be returned.
- Once your appointment has been scheduled, Resident Services will deliver your confirmation and the packet of forms including an overview of the process.
- Please be aware if you do not have all the required information at your appointment, you may be turned away and may need to reschedule your appointment.
- Only 2025 tax returns will be completed this tax season.

Cancel / Reschedule Your Appointment

- If you self-scheduled online, cancel or reschedule at www.aarpfoundation.org/taxaide
- If Housing Authority has scheduled your appointment, contact the staff person who scheduled your appointment by calling 608-782-2264, ext. 237 for Stephanie or ext. 235 for Fawn.
- If you have questions and need to speak to someone about Tax-Aide, contact the Housing Authority at 608-782-2264, ext. 237 for Stephanie or ext. 235 for Fawn.