November 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 able to submit **NON-EMERGENGY** maintenance requests on the website.*

General Election/ Gubernatorial Election

Tuesday, November 3, 2026

Polls open at 7:00am and close at 8:00pm.

For more detailed information contact the La Crosse City Clerk at 608-789-7510

High-Rise	District	Ward	Polling Place
Alberts I & II	9	14	Southside Neighborhood Center (1300 6th St. S.)
Becker Plaza	9	14	Southside Neighborhood Center (1300 6th St. S.)
Forest Park	5	9	UW-L Student Union (521 East Ave. N) Farwell St. Entrance
Grover Estates	1	2	Black River Beach Neighborhood Center (1403 Rose St.)
Huber Homes	11	21	Living Word Christian Church (2015 Ward Ave) Rear Entrance
Mullen Homes	3	6	Myrick Park Center (789 Myrick Park Drive)
Ping Manor	5	9	UW-L Student Union (521 East Ave. N) Farwell St. Entrance
Sauber Manor	2	3	Harry J. Olson Senior Center (1607 North St.)
Schuh Homes	3	6	Myrick Park Center (789 Myrick Park Drive)
Solberg Heights	6	12	La Crosse Public Library (800 Main St.)
Stoffel Court	9	14	Southside Neighborhood Center (1300 6th St. S.)
Stokke Tower	9	14	Southside Neighborhood Center (1300 6th St. S.)

Happy Thanksgiving

No one will be working in the Housing Authority Office on **Thursday, November 26, 2026, & Friday, November 27, 2026.**

The Housing Authority Staff and Board of Commissioners would like to wish all of our residents a Happy & Healthy Thanks-

NOTICE

MAINTENANCE REQUEST

Please place all maintenance requests from 9:00 am - Noon or 12:30 pm - 2:30 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.

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.

Upcoming Motor Coach Trips

*****LHA residents accounts must be current to sign up*****

Mall of America
Friday, November 6, 2026

For more information or to sign up, call the Housing Office at 608-782-2264, dial ext. 237 for Stephanie or ext. 235 for Fawn. *Family & Friends are welcome to join you.*

HOTMA Final Rule Implementation is Set to go Into Effect January 1, 2027

HUD has updated its regulations under the Housing Opportunity Through Modernization Act (HOTMA). These new Federal regulations are designed to streamline operations and update how tenant income and assets are handled. I want to remind you of these rules changes that may impact your household starting January 1, 2027. As you are aware, LHA policies were updated and approved in October of 2024 regarding these changes awaiting the final implementation date.

LHA will be providing a brief summary of the changes as well as links to available resources to help better understand in the near future. Keey an eye on the lookout!

Daylight Savings Time Ends

Sunday, November 1

EMERGENCY MAINTENANCE

Monday-Thursday after 2:30pm
Weekends (Friday 2:30pm - Monday 6:30am) **& Holidays**
Call: 1-855-895-4473

Locked-Out? If you are locked out of your apartment, please be aware the staff is 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.

WAFER FOOD PANTRY

The WAFER Food Pantry will be CLOSED on Thursday, November 26 and Friday, November 27, 2026

As some of you have heard, I retired from the WAFER Mobile Food Pantry on October 30, 2026. I've enjoyed over 5 years of serving you on the WAFER bus. My hope is that you will continue to use this food resource and that the friendly relationship that we have established over the years will continue with the new manager.

Thank you, Tony

The Resident Services Department wishes Tony Meyers nothing but the best in his future endeavors.

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:

All Housing Authority residents qualify 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. 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 WAFER Mobile Pantry parks in the front of each high-rise from 9:00am-11:00am.

Forest Park on November 4 (1st Wed.)
Becker Plaza on November 10 (2nd Tues.)
Solberg Heights on November 11 (2nd Wed.)
Stokke Tower on November 17 (3rd Tues.)
Sauber Manor on November 18 (3rd Wed.)
Ping Manor on November 19 (3rd Thurs.)
Stoffel Court on November 24 (4th Tues.)

All family unit 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 608-782-6003 or email wafermobile@waferlacrosse.org.*

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

PROJECT UPDATES

Stokke Tower - Laundry Room remodel in progress.

UW-La Crosse Recreational Therapy Students

Modality Preceptorship in Recreational Therapy I

This course facilitates experiential learning environments for recreational therapy students consisting of preceptor-supervised experiences in health care and community-based agencies. Students acquire specific modality/skills and facilitation techniques used as treatment interventions in recreational therapy practice. Components of the recreational therapy process, that includes but is not limited to, activity selection, activity analysis, activity planning, and activity modifications will be utilized within an experiential learning environment. The students will be focusing on the residents of **Ping Manor** and **Becker Plaza** this semester. ***Residents from other Housing Authority properties are welcome to participate, just let Fawn or Stephanie know so they can make sure you get let in the building.***

The students are planning activities around these themes on the following dates from 2:45pm-4:30pm:

Monday, November 2 ~ **Getting Connected**

Monday, November 9 ~ **Wellness and Self-Care**

Monday, November 16 ~ **Leisure Exploration and Fun**

Monday, November 30 ~ **Teamwork and Communication**

Monday, December 7 ~ **Creativity and Self-Expression**

Monday, December 14 ~ **Celebration, Reflection, and Connection**

Informational flyers will be posted in a timely manner.

Veterans Day

Wednesday, November 11, 2026

Religion

Catholic Communion: Becker Plaza (Library)
Friday, November 6 at 9:15am

Bible Study: Forest Park (Community Room)
Monday & Wednesday from 5:00pm - 6:00pm

(NSPIRE)

Inspection Process

INSPIRE 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.

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.

The Hunger Task Force is overseeing the sign-up and delivery of the State of Wisconsin "SENIOR Stockboxes."

The Hunger Task Force of La Crosse
Your Free and Local Food Bank

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, November 2 (1st Monday):
Becker Plaza and Stoffel Court

Monday, November 9 (2nd Monday):
Solberg Heights and Stokke Tower

Monday, November 16 (3rd Monday):
Forest Park and Ping Manor

Monday, November 23 (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: $1,995 or 2-person household: $2,705 and are interested, please call to sign up at 608-793-1002.

Wil-Kil Pest Control Canine Inspection

Wil-Kil Pest Control will be doing a canine inspection of your unit for bed bugs the week of November 9, 2026. We are hoping there will be 2 dogs, but not sure at this time.

All units will be inspected using a canine. Therefore, if you have a pet, your pet will need to be placed in a kennel, placed in the bathroom, or removed from your unit.

The dates and estimated times are as follows:

Monday, November 9th - Becker Plaza between 8am-12pm then Sauber Manor between 11:30am-3pm
Tuesday, November 10th - Forest Park between 8am-3pm
Wednesday, November 11th - Stoffel Court between 8am-12pm then Ping Manor between 11:30pm-3pm
Thursday, November 12th – Stokke Tower between 8am-12pm then Solberg Heights between 11:30am-3pm

If you are not home during this time, entrance will be made, and a Notice of Entry will be left for your information.

Thank you for your cooperation, LHA Management.

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.

new horizons
SHELTER & OUTREACH CENTERS
advocating against domestic & sexual abuse

Fire Alarms, Severe Weather, and Means of Egress

** The first Wednesday of the month maintenance personnel test the fire alarms at each high-rise at roughly 8:00 a.m. If the fire alarm goes off at any other time, residents are to respond as if there is an actual fire.

The La Crosse Fire Department and the Housing Authority of the City of La Crosse encourage you to do the following:

When the Fire Alarm Sounds:

Touch your door to see if it is hot or see if smoke is coming under your door.

- If the response is **YES:**
  - o Stay in your apartment (shelter in place) and keep your door closed.
  - o Roll up a damp towel and place it at the bottom of your apartment door to keep out the smoke.
  - o Call 911- (Let them know the emergency, your name, address, and apartment number).
  - o Wait for further instructions from the Fire Department.
- If the response is **NO:**
  - o If you **are able**, get out of the building as safely as possible.
  - o If you are **unable**, stay in your apartment (shelter in place).
  - o Call 911- (Let them know the emergency, your name, address, and apartment number).
  - o If smoke starts coming under your door, roll up a damp towel and place it at the bottom of door to keep more smoke from coming into your apartment.
  - o Wait for further instructions from the Fire Department.

Pet Owners- *You have permission to bring your pet with you; however, remember if the emergency happens too fast your life comes first, and the fire department will rescue your pet.*

When there is a Severe Weather Warning or the City Siren Sounds:

Residents are encouraged to go into their bathroom (if there is no window) or go into the nearest stairwell.

Means of Egress: (Building Entrances, Doorways, Hallways & Stairwells)

As a requirement of the La Crosse Fire Department, all means of egress must always be free of any objects (bikes, electric scooters, planters, rugs, wheelchairs etc.).

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.

Five of six units are 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: Tuesday, November 10 & 24

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.

SMOKE DETECTORS

Do not remove or tamper with your smoke detectors. If there is a problem with the smoke detector(s), call the Housing Office to put in a work order. If staff/emergency personnel find your smoke detector(s) were taken down, not working, and you did not report it to the Housing Office, you will be charged $55.00 per detector.

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 - Thursday: 8:00am-4:00pm
CLOSED on Friday
212 11th Street South La Crosse, WI 54601
608-781-2783
Reachcenterlacrosse.org • info@reachcenterlacrosse.org
No one will be checking voicemails or emails on November 26 & 27, 2026

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.

Family Units Information ONLY - November 2026

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

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

Huber Homes Community Center:
Parent Café led by The Parenting Place will be on **November 5** (first Thursday) from **5:00pm-6:30pm** and **Neighborhood Night** will be on **November 19** (3rd Thursday) from **5:00pm-6:30pm**. If you have questions about Parent Café or Neighborhood Night, 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:
Parent Café led by the Parenting Place will be on **November 10** (2nd Tuesday) from **5:30pm-7:00pm** and the **Neighborhood Night** will be on **November 12** (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.

Annual Re-Evaluation Process for Huber Homes and Grover Estates this month:

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 in the week of October 26, 2026**. If both of your screen doors were locked and you did not come to the door, your packet was returned to the office. Any packets not delivered or picked up by **Friday, October 30, 2026**, were mailed out.

Huber Homes appointments will take place at the neighborhood Community Center.
Grover Estates appointments will take place at the Housing Authority Office.

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.

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, November 2, 16 & 30
Huber Homes: Friday, November 6 & 20
Grover Estates: Monday, November 9 & 23

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.

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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.

If you would like a copy of the 2025 Recycler, feel free to call the Housing Office at 608-782-2264 to request one or visit www.lacrossecounty.org/solidwaste.

MAILBOXES

ALL MAIL MUST BE PICKED UP ON A REGULAR BASIS. ACCUMULATED MAIL WILL BE BROUGHT BACK TO THE POST OFFICE AND HELD FOR 10 DAYS AND THEN RETURNED TO SENDER.

Family Units Information ONLY - November 2026

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**

PARKING

Each unit at Huber Homes, Grover Estates and Schuh Homes I & II gets a parking space. No major repairs, and no parking of broken or unlicensed vehicles allowed. Boats and trailers are not allowed on the property.

Parents — Do You Have a Child Turning 18?

When a household member turns 18, they are officially considered an adult for housing purposes. This means their income must be counted as part of the total household income, which can affect your monthly rent. Please notify the office when a household member turns 18 so we can update your file accordingly.

Full-Time High School Students
If your 18-year-old is still in high school and working, you must report their income to the office.
While the income will be excluded from your household total at this time, it still needs to be reported. Once your student graduates and continues working, their income will then be counted as part of the total household income.

Full-Time College Students
For the Public Housing program, any financial assistance a student receives while enrolled in college is excluded from the household's annual income. However, this income must still be reported to the office.

La Crosse Area School District

<u>No School</u> on November 25, 26 & 27, 2026.

Important message from the NRO's

The La Crosse Police Department has observed a significant increase in scams, specifically in Cryptocurrency, Vendor, Gift Card and Lottery scams. All ages are being targeted, however much of the time, people over the age of 60 are falling victims to these scams. The scammers often convince people to believe the scam is true the following four ways:

The Four P's Scammers are Utilizing:

1. They are PRETENDING to be someone they are not to the victim.
2. They will then tell the victim about a PROBLEM they are having and ask the victim for help.
3. They will then apply PRESSURE to the victim to convince them this issue is real.
4. They will then ask the victim for PAYMENT in the form of US Currency, Crypto Currency or Gift cards.

These scammers are persistent, motivated, and eager to take as much money from the citizens of La Crosse as they can. If there is someone in your life right now utilizing The Four P's, please stop all communication with them and contact the La Crosse Police Department at 608-782-7575 to report the Fraud or if you have additional questions about potential fraud.

Serving children at two La Crosse locations: Central and Margaret Annette Centers.
Free to families that qualify.

Head Start Child & Family Development Centers, Inc.

Learn more about our program, a short video is available at https://headstartcouleeregion.com

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 608-788-2070 ext. 0 Be a part of the Head Start community.

SNOW REMOVAL

Just a reminder to shovel your walk from your doorway to the sidewalks & also your driveways. Please remove your cars if you live in Mullen Homes when you see maintenance plowing.

Annual Home Inspections

Schuh Homes ~ November 3-5, 2026
In the beginning of October, Resident Services delivered an inspection notice and a pre-inspection check list to every household. If you are not home, entry will be made and a notice will be left for you.

LA CROSSE HOUSING AUTHORITY

CITY OF LA CROSSE, WISCONSIN

"WE NEED A ROOF OVER OUR HEADS"

October 1, 2026

IMPORTANT: Federal Regulation - HOTMA Changes to Program Rules and Policies effective 1/1/2027

Dear Housing Authority Program Participant,

We are writing to inform you about important changes to your housing authority program that may affect your rental assistance and how your rent is calculated. The U.S. Department of Housing and Urban Development (HUD) has updated its regulations under the Housing Opportunity Through Modernization Act (HOTMA). These new federal rules are designed to streamline operations and update how tenant income and assets are handled. The most significant changes that may impact your household are included on the other side of this letter. Additionally, other resources for information regarding HOTMA are provided below.

These new rules will apply to your household during your first annual or interim recertification that occurs on or after January 1, 2027. When you complete your next annual recertification, you will notice updated certification forms requiring signature as well.

Additional Information:

https://www.hudexchange.info/programs/hotma/hotma-income-and-assets/#resident-resources

https://www.hudexchange.info/trainings/courses/hotma-resident-training-what-does-it-mean-for-me-part-1-income-and-reviews/

https://www.hudexchange.info/trainings/courses/hotma-what-does-it-mean-for-me-part-2-asset-and-real-property-limitations/

https://files.hudexchange.info/resources/documents/HOTMA-Resident-Worksheet-Interim-Reviews.pdf

Thank you for your cooperation as we transition to these new HUD requirements.

Sincerely,

HOUSING AUTHORITY OF THE CITY OF LA CROSSE

Steve Schauf

Steve Schauf
Executive Director

www.lacrossehousing.org
1307 Badger Street • P.O. Box 1053 • La Crosse, WI 54602-1053
Phone (608)782-2264 • Fax (608)782-2262

HOTMA Highlights

Important Notes from the HOTMA Implementation Notice

HUD published the HOTMA Final Rule in the Federal Register. This new rule changes several important policies and definitions within our programs. You are receiving this notice because your household participates in one of the affected programs.

Subject to Change Annually by HUD:

- Annual deductions for dependents & elderly households;
- Medical expenses threshold;
- Asset limit & asset imputed cash value threshold; and,
- Passbook Saving Rate

Assets:

- When assets are more than $54,898 and their income can't be verified, the Passbook Savings Rate of .38% will be used to calculate income.
- When assets are less than $54,898, we can accept a self-certification of value and income (subject to verification every 3 years).

Deductions to Annual Income:

- The annual deduction for each dependent child increases from $480 to $525.
- The annual deduction for an elderly or disabled household increases from $400 to $575.
- The Medical Expense threshold changes from 3% to 10% or annual income.

Interim Recertifications / Changes:

"Timely" reporting is still considered 14-days from the start of the change and must be made in writing.

- Decreases in income less than 10% of the household's adjusted income will not be processed.
- Increases in unearned income of less than 10% of the household's adjusted income will not be processed. Examples: Child Support, Unemployment, Social Security, etc.
- Increases in earned income will only be processed when: 1) The increase is at least 10% of the household's adjusted income AND 2) An interim decreasing the household's income was done since the last annual. Examples: Employment, Self-Employment, etc.
- If an increase to earned or unearned income occurs during the 90-day period before an annual recertification is due and is reported within 30-days of it starting, a separate interim recertification will not be processed.
- All changes to household composition must be reported and an interim processed.

Annual Recertifications:

- The income increases and decreased that happened in the last year that were not subject to interim processing will be required to be reported and verified at the annual recertification.
- Income at Recertification will be calculated by reviewing the LAST 12 months of income in most cases. This may be done by using a Safe Harbor verification, reviewing wages from the Enterprise Income Verification (EIV) System, or other methods. If the family disagrees, third-party verification will be completed.

***These policies will be applied to all annual, interim, and special certifications effective 1/1/2027 and later. This information is meant to be an overview of certain changes due to HOTMA. It does not include all changes or details. Please see the resource links provided for more information.

Trip to the "Mall of America"

Friday, November 6, 2026

LHA residents accounts must be in good standing to participate. *

Departure Time: Begin boarding at 7:00am
Ready Bus will begin picking up participants on the north side of town heading south. The bus leaves the parking lot at 3:30pm to head directly back to La Crosse.

We reserved an accessible motor coach which will hold up to 2 wheelchairs. The wheelchair spots are for wheelchair bound residents only.

Cost: $35.00 (Transportation, morning snack/beverage, and a chance to win a door prize). ***(Bring extra money for meals, shopping, and entertainment on your own)***.

Mall of America: Over 520 shops, 50 restaurants full of delicious food, Nickelodeon Universe, SEA LIFE Aquarium, FlyOver America, and much more under one roof.

Call the Housing Authority at 608-782-2264 to sign up - dial 237 for Stephanie or dial 235 for Fawn. You will need to pay Resident Services prior to the trip. *(No refunds unless medically excused)*

Make checks payable to Housing Authority Rec. Fund.

We need a minimum of 30 residents/guests signed up and paid by Thursday, October 28 at NOON or the trip will be CANCELLED.

**We generally play a movie on the way there and another on the way home. Suggestions are welcome.

Feel free to bring snacks for the ride, there is plenty of room to store small coolers and bags

*We **will not** be stopping on the way home; therefore, make sure you eat before you leave the mall or bring it on the bus. *

This was a highly requested trip; therefore, we hope to fill the bus.

November

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 ***Daylight Savings Ends***	2 **Forest Park** Coffee Hour 10-11am Bible Study 5-6pm **Becker Plaza** UW-L RT Students - Getting Connected 2:45-4:30pm **Ping Manor** UW-L RT Students - Getting Connected 2:45-4:30pm	3 **Forest Park** Coffee Hour 10-11am Coffee Hour 2-3pm	4 **Becker Plaza** Coffee Social 8-9am **Forest Park** Coffee Hour 10-11am Bible Study 5-6pm	5 **Becker Plaza** Coffee Social 8-9am **Forest Park** Coffee Hour 10-11am Coffee Hour 2-3pm	6 ****Mall of America Trip** **Becker Plaza** Coffee Social 8-9am Catholic Communion 9:15am Cards & Games 4pm **Forest Park** Coffee Hour 10-11am	7 **Becker Plaza** Coffee Social 8-9am
8	9 **Forest Park** Coffee Hour 10-11am Bible Study 5-6pm **Becker Plaza** UW-L RT Students - Wellness & Self-Care 2:45-4:30pm **Ping Manor** UW-L RT Students - Wellness & Self-Care 2:45-4:30pm	10 **Forest Park** Coffee Hour 10-11am Coffee Hour 2-3pm **Stokke Tower** Casino Night w/UW-L RT Club 5-6:30 pm	11 **Becker Plaza** Coffee Social 8-9am **Forest Park** Coffee Hour 10-11am ****Thanksgiving J-I-N-G-O Bingo 2pm** Bible Study 5-6pm	12 **Becker Plaza** Coffee Social 8-9am **Forest Park** Coffee Hour 10-11am Coffee Hour 2-3pm **Stoffel Court** ****Pie & Ice Cream Social 2pm	13 **Becker Plaza** Coffee Social 8-9am Cards & Games 4pm **Forest Park** Coffee Hour 10-11am	14 **Becker Plaza** Coffee Social 8-9am
15	16 **Forest Park** Coffee Hour 10-11am Bible Study 5-6pm **Becker Plaza** UW-L RT Students - Leisure Exploration & Fun 2:45-4:30pm **Ping Manor** UW-L RT Students - Leisure Exploration & Fun 2:45-4:30pm	17 **Forest Park** Coffee Hour 10-11am Coffee Hour 2-3pm	18 **Becker Plaza** Coffee Social 8-9am **Forest Park** Coffee Hour 10-11am Bible Study 5-6pm **Solberg Heights** ****Fall & Christmas Crafts 11am**	19 **Becker Plaza** Coffee Social 8-9am **Forest Park** Coffee Hour 10-11am Coffee Hour 2-3pm	20 **Becker Plaza** Coffee Social 8-9am Cards & Games 4pm **Forest Park** Coffee Hour 10-11am	21 **Becker Plaza** Coffee Social 8-9am
22	23 **Forest Park** Coffee Hour 10-11am Bible Study 5-6pm **Sauber Manor** ****Karaoke 1:30-3pm**	24 **Forest Park** Coffee Hour 10-11am Coffee Hour 2-3pm	25 **Becker Plaza** Coffee Social 8-9am **Forest Park** Coffee Hour 10-11am Bible Study 5-6pm	26 **Housing Authority Office Closed** **Becker Plaza** Coffee Social 8-9am **Forest Park** Coffee Hour 10-11am Coffee Hour 2-3pm ***Thanksgiving***	27 **Housing Authority Office Closed** **Becker Plaza** Coffee Social 8-9am Cards & Games 4pm **Forest Park** Coffee Hour 10-11am	28 **Becker Plaza** Coffee Social 8-9am
29	30 **Forest Park** Coffee Hour 10-11am Bible Study 5-6pm **Becker Plaza** UW-L RT Students - Teamwork & Communication 2:45-4:30pm **Ping Manor** UW-L RT Students - Teamwork & Communication 2:45-4:30pm	** Means with the Resident Services Department.				