

# Subsidized Housing in La Crosse

## 1. Overview of La Crosse Area Subsidized Housing

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## 2. Housing Authority of the City of La Crosse and La Crosse County Public Housing

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## 3. Allegiant Property Management

Troy Buddenhagen, Property Manager

## 4. New Housing Guide

Julia McDermid

## 4. Questions (Discussion)



# The Basics

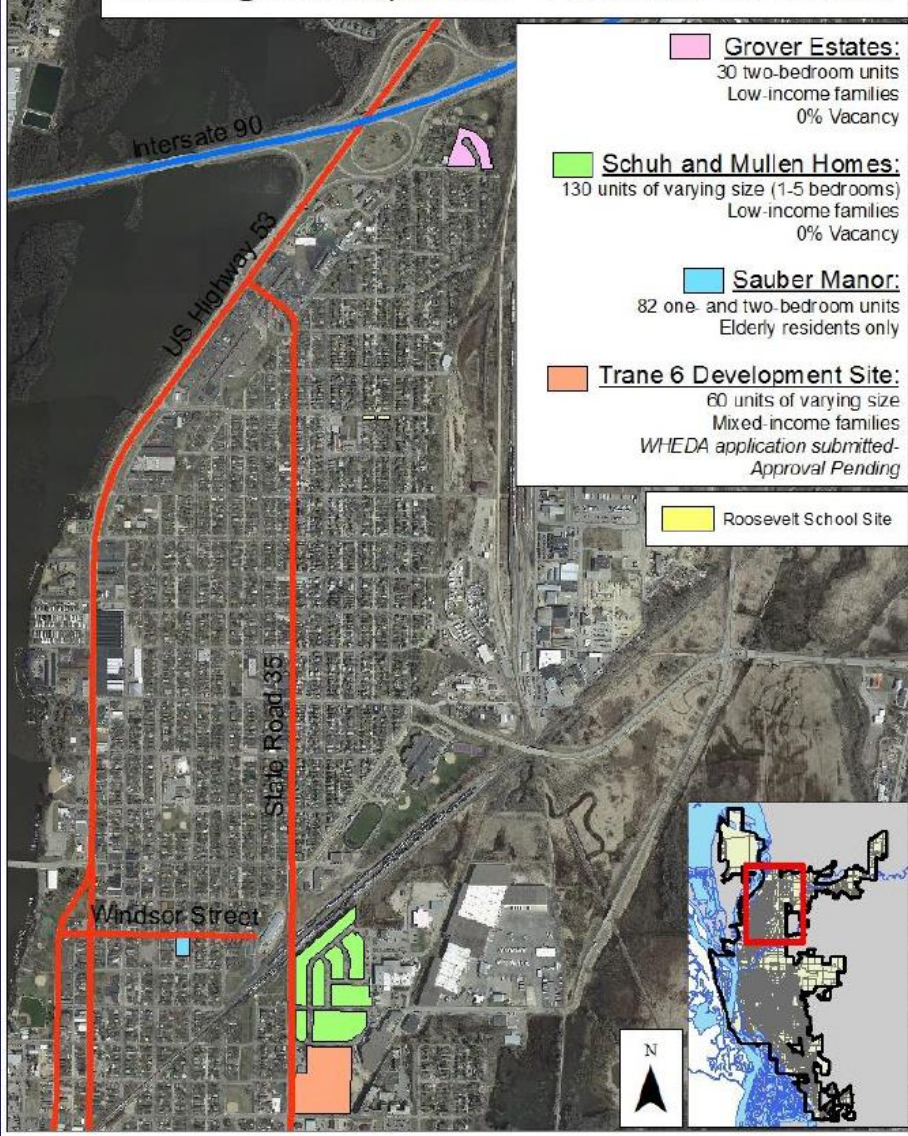
1. Buildings with rent subsidies (public housing or federal housing)
2. Rent subsidies for individuals (voucher programs)
3. Tax credits that produce new housing buildings with fixed, below market rent levels

# First type: (Federal Housing or Public Housing)

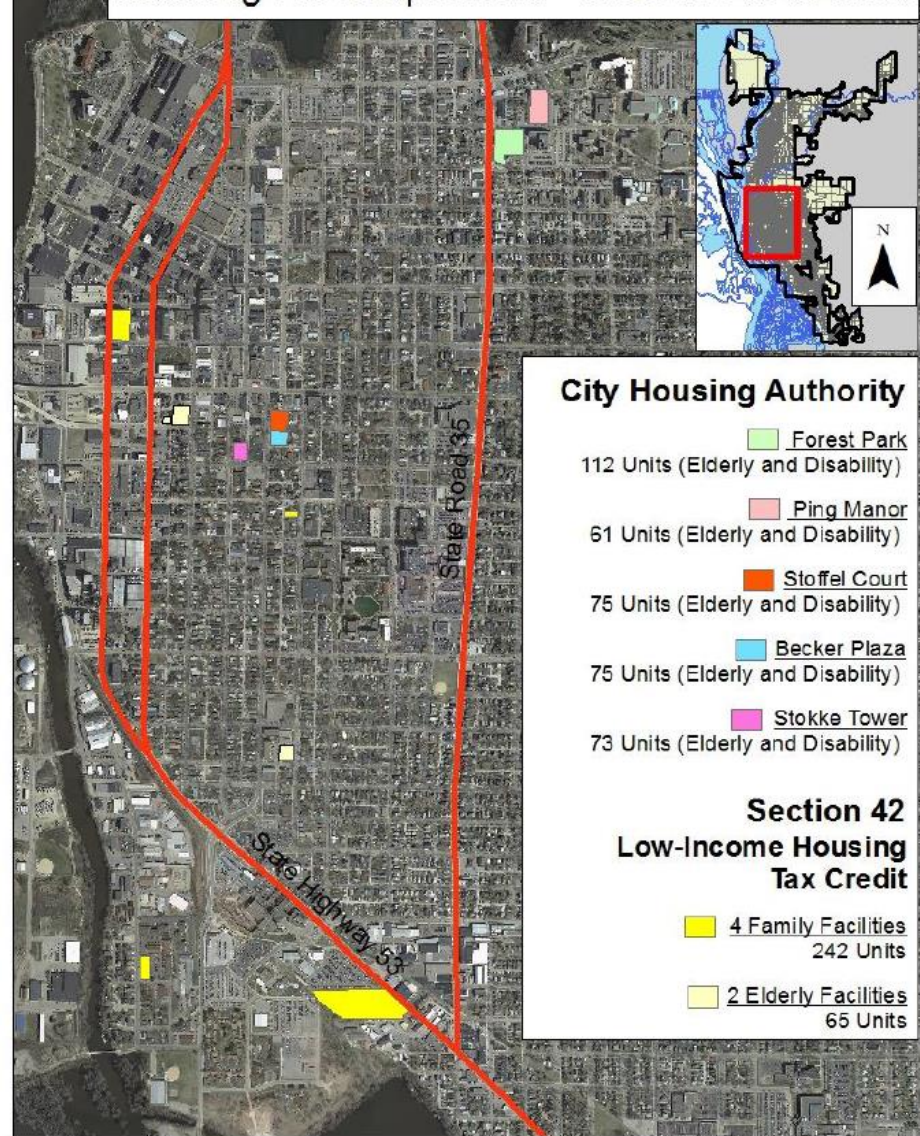
1. Most generous, pay difference between rent contribution (30% of monthly income) and the actual rent for an apartment
2. Subsidy attached to the building
3. May be run by the public housing authority OR be privately-owned with a contract from HUD (“project-based Section 8)
4. Waiting lists (6 months to a year)

# City of La Crosse Housing Authority 766 units, 127 Section 8 Vouchers

## Housing Developments - Northside La Crosse



## Housing Developments - Central La Crosse



# La Crosse County Housing Authority

- 166 manor apartments, 78 duplexes  
Duplexes are in Bangor, Holmen, Mindoro, West Salem (2-4 bedrooms)
- Manor Housing in Holmen, Mindoro, Onalaska, West Salem, French Island
- Senior Living is Whispering Pines (50+), fixed rents (\$499 per month)



# Privately Owned, “Project-Based Section 8, 30% of income)

- River Oaks (48-units 2 & 3 bed.- Horizon Management)
- Schumann Apartments (Disability) (16-units- Allegiant)
- Christopherson House Sagen (20 units)
- Greendale Apartments (Disability) (22 units)
- Heritage Haven (23 units)
- Pinedale (20 units)
- Valley View Apartments (5 units)/ Leo Fishman (Impact 7)



## Second Type: (Section 8 Vouchers or Rental Subsidy Programs)

1. Follows the family, not the building
2. Must pass an HQS Inspection, a family has 60 days to find a unit that meets Fair Market Rents
3. City of La Crosse Housing Authority only agency that has them through HUD. Waiting list may be closed.
4. Other non-profits in La Crosse have rental vouchers for homeless (Couleecap, Catholic Charities); others offer temporary assistance (Salvation Army)

# Third Type: (Tax Credit Housing)

1. Income-Restricted, Fixed Below-Market Rental Rates
2. Subsidized by Tax Credits and City of La Crosse
3. Can be paired with “portable Section 8 vouchers”
4. Subject to verification rent is affordable for income

AMI Band	1 Person	2 Person	3 Person	4 Person
50%	\$25,200	\$28,800	\$32,400	\$36,000
60%	\$30,240	\$34,560	\$38,880	\$43,200
% of AMI	Studio	1 Bed	2 Bed	
50%	\$630	\$675	\$810	
60%	\$756	\$810	\$972	



# Tax Credit Housing



## Grand River Station (60)

- 1 BR - \$325-\$790
- 2 BR - \$380-\$1264
- 3 BR - \$450-\$1095

## Brookside Meadows (40)

- 1 BR - \$595-\$650
- 2 BR - \$670-695
- 3 BR - \$750-795



## Geneva Terrace (96)

- 1 BR - \$650
- 2 BR - \$750

Grand River Station

# “Newest” Tax Credit Housing



## 2219 Lofts (24)

- 1 BR - \$325-\$695
- 2 BR - \$390-\$720
- 3 BR - \$450-\$795

## Roosevelt School

- 1 BR - \$695
- 2 BR - \$815-\$845

