

Mission Statement

A program designed to offer assistance to “at risk” tenants by opening doors to affordable housing that they wouldn’t otherwise qualify for, while providing the community with active and involved citizens.

To provide the tenant with resources such as Rent Smart, supportive landlords, and mentors that will keep the tenant moving forward in the community and improving their rental history.

To provide area property owners incentives by lowering the risk to their investment and adding to the supply of low-income properties not otherwise available.

To provide the community with a lower vacancy rate and tenants with the ability to obtain the units they will be happier living in.

Parish Partners

English Lutheran
First Presbyterian
Our Savior’s Lutheran
Roncalli Newman Center
St. Paul’s Lutheran-La Crosse

Agency/Community Partners

Apartment Association of the
La Crosse Area

Catholic Charities of the Diocese of
La Crosse, Inc.

Coulee Council on Addictions

Great Rivers United Way, Inc.

La Crosse Community Foundation

Legal Action of Wisconsin

Lutheran Office of Justice & Peace

New Horizons



WIN-WIN

*Everybody Wins
When We Rent Smart*

La Crosse Interfaith Collaborative
for Affordable Housing

Benefits to the community:

- ❖ Occupancy of units otherwise vacant.
- ❖ Increased availability of safe, decent, affordable rental housing.
- ❖ Creating more productive neighbors that give back to their community.

The Landlord accepts the following responsibilities under this program:

- ❖ Ask the tenant to complete a rental application that is subject to approval.
- ❖ Allow Win-Win or Mentor to view the apartment with the prospective tenant, if requested.
- ❖ Review the application with Win-Win or Mentor and negotiate the steps needed to help the tenant qualify.
- ❖ Allow Win-Win or Mentor to attempt to remedy any situation before taking actions while retaining the right to evict.

The Mentors accept the following responsibilities:

- ❖ Make monthly visits to the tenant at a pre-set time taking no longer than 30-60 minutes.
- ❖ Be supportive, fair and objective in their relationship to the tenant and landlord.
- ❖ Attempt to communicate with the landlord only if tenant is not successful and if requested by tenant.
- ❖ Report to Win-Win Case Manager on a regular basis with requested mentor reports.

Interfaith Collaborative For Affordable Housing accepts the following responsibilities in this program:

- ❖ Screen applicants for the program through Catholic Charities.
- ❖ Assist the applicants in maintaining and understanding the importance of a credit history.
- ❖ Assist the applicants in meeting the education goals that will provide them with an understanding of tenant and landlord relations and laws.
- ❖ Provide a certificate of completion to the tenant when the Rent Smart class has been completed and mentoring has been completed for one full year.
- ❖ Provide assistance to tenants with referrals to area property owners who are willing to help the tenant.
- ❖ Facilitate negotiations with the landlord about the program.
- ❖ View each rental selected for the program, if requested.
- ❖ Supply monthly mentor visits to the tenant providing guidance, information and support.
- ❖ Attempt to resolve any disputes between the landlord and tenant.

The Tenant accepts the following responsibilities under this program:

- ❖ Obtain and secure a reliable and legitimate source of income.
- ❖ Complete an assessment of the problem that is keeping them from achieving their housing goals.
- ❖ Complete a rental application providing all information requested on the rental application unless already entered into a rental lease.
- ❖ Respect the landlord's investment in his rental property.
- ❖ Complete the program including Rent Smart.
- ❖ Meet all deadlines and follow agreements during the term of this program.

The **WIN-WIN PROGRAM** is administered by:

**Catholic Charities
of the Diocese of La Crosse
3710 East Avenue South
La Crosse, WI 54602-0266**

Phone: 608-782-0710

Landlord and Tenant have the option of renewing the lease after the completion of the Win-Win Program.
The Tenant may use their completion of the Win-Win Program to find other housing if necessary.