

Aging & Disability Resource Center
of Brown County

Housing Options In Brown County

January 2012



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www.adrcofbrowncounty.org



Housing Options

Finding a New Home?

This guide on housing options is for your use when faced with finding a new place to call home.

Most people begin looking for a new place to live when there is a change in their needs.

Take a look at your situation. Has yard work become too difficult? Would you like to do less cooking? Have you had a few falls, or do you have some personal care needs? Need accessible living space?

Whatever the need, the housing choices available in Brown County offer a wide range of options. In general, housing options can be grouped by size, funding and level of care.

Making a move is a major decision; a very personal and individual decision. You will need to really examine your personal

preferences and priorities and weigh them against the available options.

There are so many housing choices in Brown County that it can be very overwhelming when trying to sort out all of the options. The Information and Assistance Specialists at the Aging and Disability Resource Center are here to help.

Call Monday-Friday

8am-4:30 pm at

920-448-4300.

What Should I Consider Before Choosing?

Take a look at your current health, financial situation and lifestyle.

Do you like to be around others? Is living space the most important thing? Is location important as driving becomes difficult?

Do you want to be closer to your

family members? Do you need a minimal amount of care or much more? Would you mind moving again if your care needs increased? How much do you have to spend each month?

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Independent Apartments

Independent living in apartments is a popular choice in Brown County. These are housing units that are specifically designed and marketed for older adults; generally age 55 and older. A resident must be able to live on his/her own or be able to hire help for assistance in the apartment as needed.

Pull cords in the bathroom and bedroom are common. Some even offer transportation. They often have locked building entrances for security, storage options, and laundry facilities.

Ask about the lease agreement and security deposit before committing.

Cost: Most apartments are at a fair market rate. Some units may be subsidized through Housing & Urban Development (HUD). Eligibility for subsidized apartments is based on income.

Things to Consider:

- Cost
- Location
- Size
- Care Needs
- Activities
- Socialization
- Storage
- Lease-agreement
- Funding

Many of the apartment complexes marketed to older adults in Brown County offer a community room with occasional activities.

Federally Subsidized Housing (Public Housing)

Federally Subsidized Housing was established to provide rental housing for eligible low-income families, the elderly, and persons with disabilities. This type of housing ranges from scattered single family houses to high-rise apartments. Housing & Urban Development (HUD) administers Federal aid to local housing

agencies that manage the housing for low-income residents at rents they can afford.

Eligibility: based on gross income; elderly, person with a disability, or a family; US citizenship or eligible immigration status.

Cost: Rent is based on 30% of adjusted gross income.

Adult Family Homes

An Adult Family Home is defined as “a place where three or four adults who are not related to the operator reside and receive care, treatment or services that are above the level of room and board and that may include up to seven hours per week of nursing care per resident.”

homes. Adult Family Homes can admit people of advanced age, people with a developmental disability, brain injury, mental illness, etc.

Cost: Based on the level of care the resident needs. The County assists in setting the rate for County funded clients through the COP/CIP Program. Eligibility for these programs is determined through an assessment.

Counties certify one and two-bed homes. The state or county license three- and four-bed



Residential Care Apartment Complex- RCAC

The most common term used for RCAC's is assisted living. RCAC is actually a Certified or Registered living environment where residents live in their own apartments but receive regular assistance with daily needs. Residents are able to receive up to 28 hours a week of supportive, personal and nursing care. There is 24 hour awake staff available. Pull cords or emergency phone systems, meals, housekeeping, and medication

monitoring are standard services. Activities and some transportation are common. Each apartment must have some type of kitchen facilities, a bedroom and private bath.

Cost: Monthly rates vary

Funding: Private funds in registered homes. Private or County funds COP-CIP in Certified homes.

Community Based Residential Facility-CBRF

CBRF's are state licensed homes for five or more unrelated adults who need daily living assistance. A CBRF is required to provide assistance with bathing, dressing, health and medication monitoring, in-house activities, meals, housekeeping, and information and referral. They have 24 hour awake staff and some facilities in Brown County offer professional nursing staff though it's

not required. A resident may receive up to 3 hours a week of nursing care. Residents receive non-skilled assistance weekly as needed. Some CBRF's specialize in Alzheimer's or memory care.

Cost: Monthly rates vary.

Funding: Private funds or COP/CIP funds accepted for individuals assessed and found eligible.

Nursing Homes

Nursing homes are designed to meet the needs of individuals recovering from an illness or requiring long term support and nursing care. Nursing Homes in Brown County are skilled facilities providing nursing care 24 hours a day. Nursing homes are also required to provide meals, housekeeping, activities, personal care, and social services. Many have therapy departments to assist with rehabilitation. Nursing homes must

be licensed to provide Medicare and/or Medical Assistance funded services. Nursing homes receive State surveys on an annual basis.

Cost: Daily rates vary

Funding: Medicare funding available for skilled services determined by the physician and the facility. Medical Assistance available for individuals who meet functional and financial criteria.

Where to Call for More Help



Apartments:

Wisconsin Department of Agriculture, Trade and Consumer Protection (landlord-tenant relations) 1-800-422-7128

Adult Family Homes:

Brown County Human Services (Certified Homes) 920- 448-6074

Division of Quality Assurance-Northeastern Regional Office (Licensed Homes) 920-983-3200

RCAC:

Division of Quality Assurance-Northeastern Regional Office 920-983-3200

CBRF and Nursing Homes:

Ombudsman 800-815-0015 Toll Free

Division Of Quality Assurance-Northeastern Regional Office 920-983-3200

Federally Subsidized Housing:

US Department of Housing and Urban Development 414-297-3214

Nursing Home Compare: a government website that gives the latest survey information on nursing homes in your local area www.Medicare.gov/nhcompare

The Aging & Disability Resource Center of Brown County has up to date listings of Independent Apartments, Federally Subsidized Housing, Residential Care Apartment Complexes, Community Based Residential Facilities, and Nursing Homes.

Call 920-448-4300 to speak to an Information and Assistance Specialist about housing options or visit the website at: www.adrcofbrowncounty.org to print off a current list.

Long Term Care Living Options



Care Facility	Definition	Services Provided	Regulatory Oversight
<p>Residential Care Apartment Complex (RCAC)</p>	<p>An apartment that includes a kitchen, living area, bedroom and private bathroom.</p>	<p>Required: meals, housekeeping, laundry, arranging medical appointments & transportation. May provide up to 28 hours per week of personal care and/or nursing services. (These services are generally provided for a fee above the monthly rent)</p>	<p>“Registered” or “certified” by Dept. of Health Services. No on-site or annual inspections required. No requirement for DHS to investigate tenant complaints. No statutory advocacy protections for tenants.</p>
<p>Community Based Residential Facility (CBRF)</p>	<p>Where 5 or more unrelated adults reside in which care, treatment or services above room & board are provided.</p>	<p>3 meals per day, plus snacks & activities. Assistance or supervision with activities of daily living. Not more than 3 hours per week of nursing care.</p>	<p>Licensed by the Dept. of Health Services. License renewed every 24 months. Biannual inspections by DQA. Requirement to investigate complaints. Resident Rights protections. Statutory advocacy protections for residents.</p>
<p>Nursing Home</p>	<p>A facility licensed to provide skilled nursing care.</p>	<p>3 meals per day, plus snacks & activities. 24 hour skilled nursing care. Rehab treatment. Services to meet the psych-social, emotional and/or physical needs of the resident.</p>	<p>Licensed by the Dept. of Health Services. Inspected annually by the DQA. Requirements to investigate complaints. Resident Rights protections. Statutory advocacy protections for residents.</p>



WHERE TO FIND INFORMATION ABOUT ASSISTED LIVING IN WISCONSIN

The following web sites provide further information on the three types of assisted living in Wisconsin: Community Based Residential Facilities(CBRF), Residential Apartment Complexes(RCAC) and Adult Family Homes(AFH), available funding sources, local resources, and regulatory agencies.

Regulations for AFH, RCAC, CBRF: www.legis.wisconsin.gov

Public Directories

CBRF: dhs.wisconsin.gov/bqaconsumer/assistedliving/cbrfdir.pdf

RCAC: dhs.wisconsin.gov/bqaconsumer/assistedliving/rcacdir.pdf

AFH: dhs.wisconsin.gov/bqaconsumer/assistedliving/afhdir.pdf

Sources of Funding for Resident Care

COP and COP Waiver: dhs.wisconsin.gov/ltc_cop/cop.htm

Family Care: dhs.wisconsin.gov/ltcare

Forward Health Medicaid Plans: dhs.wisconsin.gov/medicaid/index.htm

Supplemental Security Income (SSI): dhs.wisconsin.gov/ssi

Housing Choice Voucher: www.hud.gov/offices/pih/programs/hcv/index.cfm

Local Agencies and Resources

County COP and COP Waiver contacts: dhs.wisconsin.gov/ltc_cop/contacts.htm

Family Care: dhs.wisconsin.gov/ltcare/generalinfo/where.htm

County and tribal aging offices: dhs.wisconsin.gov/aging/contacts/coagof.htm

Elderly & Disability Benefit Specialists: dhs.wisconsin.gov/aging/EBS/counties.htm

Quality Assurance/Client Rights

Bureau of Assisted Living, Division of Quality Assurance:
dhs.wisconsin.gov/bqaconsumer/assistedliving/alsreglmap.htm

Wisconsin Board on Aging & Long-term Care: longtermcare.state.wi.us

Adult at risk/Elder abuse: dhs.wisconsin.gov/aging/elderabuse

Client's rights and grievance information and forms: dhs.wisconsin.gov/clientrights/index.htm



HOUSING INFORMATION IN WISCONSIN

● Rental Housing

www.wifrontdoorhousing.org, www.startrenting.com, www.hud.gov/renting/

● Rental Assistance

Description of HUD's Housing Choice Voucher Program

www.hud.gov/offices/pih/programs/hcv/index.cfm

Integrated Community Solutions, 2605 S Oneida St., Green Bay 920-498-3737; www.ics-gb.org;

Over sees the Housing Choice Voucher Program in Brown County.

● Fair Housing

Federal law and complaint process regarding housing discrimination based on race, color, national origin, religion, sex, family status, or disability. www.hud.gov/complaints/housediscrim.cfm

www.docs.legis.wisconsin.gov/code/admin_code/dwd/220.pdf

● Landlord-Tenant Relations

The Tenant Resource Center provides information and counseling on landlord/tenant issues in

Wisconsin: <http://tenantresourcecenter.org>

Fair Housing Center of Northeast Wisconsin: www.fairhousingwisconsin.com

ASSISTED LIVING SURVEY RESULTS

Web site for inspection summaries for CBRFs in Brown County

http://dhs.wisconsin.gov/bqaconsumer/AssistedLiving/profiles/County/Brown/CBRF_Green%20Bay.pdf

Web site for inspection summaries for RCACs

<http://dhs.wisconsin.gov/bqaconsumer/AssistedLiving/profiles/County/Brown/rcac.pdf>

Website for inspection summaries for Adult Family Homes in Green Bay

http://dhs.wisconsin.gov/bqaconsumer/AssistedLiving/profiles/County/Brown/AFH_Green%20Bay.pdf

Website for inspection summaries for Adult Family Homes in Brown County but not in Green Bay http://dhs.wisconsin.gov/bqaconsumer/AssistedLiving/profiles/County/Brown/AFH_Other.pdf

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