



Housing Options in Brown County



ADRC of Brown County

920-448-4300
300 S. Adams Street
Green Bay, WI 54301



www.adrcofbrowncounty.com
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*Serving older adults, adults
with disabilities, and their
caregivers in Brown County.*

Considering a New Home?

This housing options guide 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? Is cooking and shopping become too hard? Do you have some personal care needs? Consider that you may only need outside assistance such as home health care, home delivered meals, or seasonal volunteer help to care for the yard in order for you to remain in your home.

Has your home become too expensive to maintain? Do you want more freedom to come and go without worrying about yard work or shoveling? Would you like to do less cooking? Have you had a few falls. Is your living space too hard to get around in? Do you need a more accessible living space?

Whatever the need, the housing choices available in Brown County offer a wide range of options. 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.

Call **920-448-4300**

Monday - Friday

8:00 a.m.—4:30 p.m.

300 S. Adams Street, Green Bay, WI

Appointments are available before or after hours by prior arrangement.

Visit the transition page on our website at:

www.adrcofbrowncounty.org.



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In general, housing options can be grouped by size, funding and level of care. However there are so many housing choices in Brown County that it can be very overwhelming when trying to sort out all of the options. An Information and Assistance Specialist at the Aging and Disability Resource Center is here to help.

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Housing Considerations

Things to Consider Before Moving

Consider your current health, financial situation and lifestyle.

Consider:

- **Cost**
- **Location**
- **Size**
- **Care Needs**
- **Activities**
- **Socialization**
- **Storage**
- **Transportation**
- **Lease agreement**
- **Your budget and/or available funding**

 Are there things that would make daily living easier or more enjoyable?

 Do you like to be around others?

 Do you want to be closer to your family members?

 Would amenities such as a fitness center, community room, activities, outings, be desirable?

 Is the size of the living space the most important thing?

 Consider location, it may become more important to be on a bus line or close to a grocery store as driving becomes difficult? You may want to choose a place that includes some transportation.

 Is home ownership important or would renting be a better option?

 Do you need a minimal amount of care or much more? Do you need a more accessible space? Would you mind moving again if your care needs increased?

 How much do you have to spend each month? Do you qualify for housing assistance?

Payment Options

Here are a few payment sources that may help pay for housing when considering a move. To be eligible for these programs, you must meet income guidelines.

Housing Choice Voucher Program (Section 8)

The Housing Choice Voucher Program, sometimes referred to as Section 8, is funded by the Department of Housing and Urban Development (HUD). The program is the federal government's major program for assisting low-income individuals, families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The Housing Choice Voucher Program is administered locally through Integrated Community Solutions (ICS). Participants with a housing choice voucher are responsible for finding a suitable housing unit and the owner agrees to rent under the program. The unit must meet minimum standards of health and safety. Eligibility is based on total annual gross income and family size.

An application is required to determine potential eligibility. Generally this program has a waiting list. For further information, contact Integrated Community Solutions, 2605 S. Oneida St., Suite 106, Green Bay, WI 54304; 920-498-3737. You can also contact the ADRC at 920-448-4300 for further information or for an application.

Privately owned Federally Subsidized Apartment Buildings

The Department of Housing and Urban Development (HUD) gives funds directly to apartment owners, who lower the rents they charge low-income tenants. Income guidelines do apply and an application is required to determine eligibility. The application is available at the management office of the apartment building. No voucher is required. Generally these privately owned Federally subsidized apartments are for low-income families, elderly and those who are disabled.

WI Housing and Economic Development Authority (WHEDA)

WHEDA was created by the Wisconsin Legislature as an independent authority. WHEDA works with lenders, local governments, non-profits and community groups to implement its low-cost financing programs. They also work with developers to finance affordable rental housing. This type of housing is sometimes referred to as Section 42. The developers, in exchange for the financing, offer a certain percentage of rental units at a subsidized rate. Rent maximums are determined by the Department of Housing and Urban Development (HUD) based on median county income. The rent is then determined by the owner based on these guidelines. Income and program eligibility apply. Applications are available through the owner.

Housing Options

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.

Often times there is a community room, a meal program, pull cords, and locked entrances for security.

Ask about the lease agreement and security deposit before committing. Most apartments are at fair market rate, however some apartments in the building may be subsidized.

Things to Consider:

- Your budget and/or available funding
- Cost
- Location
- Size
- Care Needs
- Activities
- Socialization
- Storage
- Lease-signed agreement

Payment options: Self pay, Housing Choice Voucher (Section 8), WHEDA (Section 42).

Federal Subsidized Independent Housing

Federally Subsidized Housing was established to provide rental housing for eligible low-income families, elderly and those who are disabled. The Department of Housing and Urban Development (HUD) administers funding to local housing agencies who in turn provide the funds to income eligible tenants to use as rent.

The local housing authority in Brown County is Integrated Community Solutions. For more information and for an application you can contact them at 920-498-3737, 2605 S. Oneida St., Suite 106, Green Bay, WI 54304. You can also contact the ADRC of Brown County at 920-448-4300, 300 S. Adams St., Green Bay, WI 54301.

Payment Options: Self-pay, Housing Choice Voucher Program (Section 8).

Privately Owned Federally Subsidized Apartment Buildings

The Department of Housing and Urban Development (HUD) also administers funding to privately owned apartment buildings. Rent is normally 30% of adjusted gross income. These apartments are generally for older adults and those who are disabled. Often times there are pull cords in the bathrooms, some utilities included, and some serve a noon meal.

An application is required and is available at the management office.

Payment Options: Self-pay, Housing and Urban Development

Housing Options, Continued

Adult Family Homes (AFH)

The Department of Housing and Urban Development (HUD) also administers funding to privately owned apartment buildings. Rent is normally 30% of adjusted gross income. These apartments are generally for older adults and those who are disabled. Often times there are pull cords in the bathrooms, some utilities included, and some serve a noon meal.

Things to Consider:

- Your budget and/or available funding
- Cost
- Location
- Size
- Care Needs
- Activities
- Socialization
- Storage

An application is required and is available at the management office.

Payment Options: Self-pay, Housing and Urban Development.

Residential Care Apartment Complex (RCAC)

A Residential Care Apartment Complex offers independent apartments that have a kitchen, living area, bedroom and private bathroom. Residents are able to receive up to 28 hours per week of supportive services, personal care and/or nursing services. These services are generally provided for a fee above the monthly cost. The Wisconsin Department of Health Services certifies or registers a Residential Care Apartment Complex through an application process. Certified facilities are inspected approximately every two years plus complaints will be investigated. Registered facilities are not inspected but complaints are investigated.

Payment Options: Self-pay, some private insurances, Veteran benefits in registered facilities, and long-term care funding in facilities that have a contract

Housing Options, Continued

Community Based Residential Facility (CBRF)

Community Based Residential Facilities are state licensed for five or more unrelated adults who need daily living assistance which includes: assistance with bathing, dressing, medication monitoring, meals, laundry, and health monitoring. Other services include 24 hour awake staff, community room, and activities. Some specialize in Memory Care.

The Division of Quality Assurance inspects a CBRF every two years and will investigate complaints. Typically there are additional fees for care needs in addition to the monthly base fee.

Payment Options: Self-pay, some private insurances, Veteran benefits, long-term care funding in facilities that have a contract.

Things to Consider:

- Your budget and/or available funding
- Cost
- Location
- Size
- Care Needs
- Fees
- Activities
- Socialization
- Storage

Nursing Home

Nursing homes provide skilled nursing care 24 hours a day for those who require long-term care support. They provide meals, housekeeping, activities, medication and health monitoring, and some have therapy departments to assist with rehabilitation.

They are licensed by the Wisconsin Department of Health Services and are inspected annually by the Division of Quality Assurance. Resident rights violations are also investigated by the Division of Quality Assurance. Some offer a special dementia unit.

Payment Options: Self-pay, some private insurances, Veteran benefits, Medicare, Medicaid

Where to Find More Information

The following sources will provide further information. Some of the web addresses are long. If you are viewing this document online, you may want to cut and paste the address into your browser.

Public Directories

Search tool that allows you to see the listing of facilities with name, address, contact person, mailing address, low-high rates, and any specialty programs they may provide. Facilities can include: **AFH, RCAC, CBRF, and Nursing Homes**. Must enter a type of facility and zip code/county in order to use this search tool.

www.forwardhealth.wi.gov/WIPortal/DQA%20Provider%20Search/tabid/318/Default.aspx

Sources of Funding

Eligibility and how to apply.

Long-Term Care Funding:

www.dhs.wisconsin.gov/long-term-care-support/coverage-and-support-assistance

ForwardHealth Medicaid: www.dhs.wisconsin.gov/Medicaid/index.htm

Housing Choice Voucher (Section 8): https://www.hud.gov/topics/housing_choice_voucher_program_section_8

Quality Assurance - Client Rights

Who to contact with complaints, service issues or for advocacy.

Division of Quality Assurance: www.dhs.wisconsin.gov/guide/complaints.htm

Wisconsin Board on Aging & Long-term Care:

<http://longtermcare.state.wi.us/>

Client's rights and grievance information and form:

www.dhs.wisconsin.gov/clientrights/index.htm

Where to Find More Information

The following sources will provide further information. Some of the web addresses are long. If you are viewing this document online, you may want to cut and paste the address into your browser.

Rental Information

Start Renting: www.startrenting.com Rental listings.

U.S. Department of Housing & Urban Development: https://www.hud.gov/topics/rental_assistance Advice for finding affordable housing. Information about rights and responsibilities for the tenant and landlord.

Wisconsin Housing Search: <http://www.wisconsinhousingsearch.org/> Rental listings.

Landlord/ Tenant Issues

Fair Housing Center of Northeast Wisconsin:

4650 West Spencer St., Appleton, WI 54914

877-647-3247

<http://www.fairhousingwisconsin.com/>

Investigates housing discrimination complaints and promotes fair housing in Northeast Wisconsin.

Tenant Resource Center:

1202 Williamson St., Madison, WI 53703

877-238-7368

www.tenantresourcecenter.org

Provides mediation services, information on rental rights and responsibilities for tenants and landlords.

Survey Results/ Inspection Summaries

Survey's are summary's of inspections completed by the Wisconsin Department of Quality Assurance. Inspection summaries are done for a variety of facilities, including: **AFHs, RCACs, CBRFs, and Nursing Homes**. Must enter a type of facility and zip code/county in order to use the search tool in the link listed below.

www.forwardhealth.wi.gov/WIPortal/DQA%20Provider%20Search/tabid/318/Default.aspx

The ADRC Your Information Resource

There is a lot to think about when considering a new home. Feeling overwhelmed? The Aging & Disability Resource Center is here to answer your questions.

Information and Assistance staff are just a phone call away. They'll come to your home or arrange for an appointment to meet at our office at 300 S. Adams Street, Green Bay. They'll help uncover your needs and wants and sort out your options.

The ADRC of Brown County keeps up to date listings of Independent Apartments, Federally Subsidized Housing, Residential Care Apartment Complexes (RCAC), Community Based Residential Facilities (CBRF), and Nursing Homes. You can call to have them mailed to you or print them off the website - www.adrcofbrowncounty.org Go to Help Finding Services and Housing.

Call **920-448-4300** to speak to an Information and Assistance Specialist about housing options.

Visit the website at

www.adrcofbrowncounty.org ,

Like us on Facebook at www.facebook.com/adrcofbrowncountywi



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>



*“Building a community that values,
empowers and supports seniors, adults with
disabilities , and their caregivers.”*

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