

# Housing Options in Brown County



*We are here to listen to your story and help you find answers and solutions.*

**ADRC of Brown County**  
300 S. Adams St. Green Bay, WI 54301  
(920) 448-4300  
[www.adrcofbrowncounty.org](http://www.adrcofbrowncounty.org)  
ADRC is a nonprofit, 501(c)3 organization

Find us online:



# Getting Started

## 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. 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 overwhelming when trying to sort out all of the options. ADRC is here to help.

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### For more information:

Visit our website:

[www.adrcofbrowncounty.org](http://www.adrcofbrowncounty.org)

211 Community Services database:

[www.get211.org](http://www.get211.org)

# Housing Considerations

## Questions to Ask Before Moving

Use these questions to consider your current health, financial situation, and lifestyle to determine what you are looking for in a new housing situation.

- 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, or 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. Do you want a place that includes some form of 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 increase?
- How much do you want to spend each month? Do you qualify for housing assistance?

## Things to Consider Before Moving

Consider your current health, financial situation, and lifestyle.

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



# Payment Options

**Did you know there are programs available to assist with housing options. Below 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 Brown County Housing Authority.  
417 S Monroe Ave Suite 102, Green Bay, WI 54301 (920) 770-0450.

You can also contact 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 have a disability.

# Payment Options Continued

## Privately Owned Federally Subsidized Apartment Buildings

WHEDA was created by the Wisconsin Legislature as an independent authority. WHEDA works with lenders, local governments, nonprofits, 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 their own or be able to hire help for assistance in the apartment as needed. Oftentimes 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.

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

## 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 with a disability. Oftentimes 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, and Housing and Urban Development.

# Housing Options Continued

## Federally Subsidized Independent Housing

Federally Subsidized Housing was established to provide rental housing for eligible low-income families, elderly, and those with disabilities. 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 contact:**

- Address: 417 S Monroe Ave Suite 102, Green Bay, WI 54301
- Phone: (920) 770-0450
- You can also contact ADRC at: (920) 448-4300

**Payment options:** Self-pay, and Housing Choice Voucher Program (Section 8).

## Adult Family Homes (AFH)

A place where three or four adults who are not related to the provider reside and receive care, treatment, or services that are above the level of room and board. Services may include up to seven hours per week of nursing care per resident. The Department of Housing and Urban Development (HUD) also administers funding to privately owned apartment.

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

## 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 year 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: 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 insurance, Veteran benefits, long-term care funding in facilities that have a contract.

## 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 insurance, Veteran benefit, Medicare, and Medicaid.

## Things to Consider:

When thinking about housing options, there are important things to consider before making the best decision on what works for you and your family.

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



# Where to find more Information

## 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 (see page 6-7).

Must enter a type of facility and zip code/county in order to use this search tool.

[www.forwardhealth.wi.gov/wiportal/subsystem/public/dqaprovidersearch](http://www.forwardhealth.wi.gov/wiportal/subsystem/public/dqaprovidersearch)

## Sources and Funding- Eligibility & How to Apply

### Long-Term Care Funding:

[www.dhs.wisconsin.gov/long-term-care-support/coverage-and-support-assistance](http://www.dhs.wisconsin.gov/long-term-care-support/coverage-and-support-assistance)

### ForwardHealth Medicaid:

[www.dhs.wisconsin.gov/Medicaid/index](http://www.dhs.wisconsin.gov/Medicaid/index)

### Housing Choice Voucher (Section 8):

[www.hud.gov/topics/housing\\_choice\\_voucher\\_program\\_section\\_8](http://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](http://www.dhs.wisconsin.gov/guide/complaints)

### Wisconsin Board on Aging & Long-Term Care:

[www.longtermcare.state.wi.us](http://www.longtermcare.state.wi.us)

### Client's Rights and Grievance Information and Form:

[www.dhs.wisconsin.gov/clientrights/index](http://www.dhs.wisconsin.gov/clientrights/index)

# Where to find more Information Continued

## Rental Information

**Start Renting:** Rental listings - [www.rentals.com](http://www.rentals.com)

**U.S. Department of Housing & Urban Development:** Advice for finding affordable housing. Information about rights and responsibilities for the tenant and landlord.  
[www.hud.gov/topics/rental\\_assistance](http://www.hud.gov/topics/rental_assistance)

**Wisconsin Housing Search:** Rental listings-[www.wisconsinhousingsearch.org](http://www.wisconsinhousingsearch.org)

## Landlord/ Tenant Issues

**Fair Housing Center of Northeast Wisconsin:** Investigates housing discrimination complaints and promotes fair housing in Northeast Wisconsin.  
Location: 4650 West Spencer St. Appleton, WI 54914. Phone: (877) 647-3247  
[www.fairhousingwisconsin.com](http://www.fairhousingwisconsin.com)

### Tenant Resource Center:

The Tenant Resource Center offers information to tenants, landlords and service providers interested in learning more about their rental rights and responsibilities in Wisconsin. Information only-operated out of Madison and only open to residents in Dane County.  
[www.tenantresourcecenter.org](http://www.tenantresourcecenter.org)

## Survey Results/ Inspection Summaries

Surveys are summaries 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.  
[www.forwardhealth.wi.gov/wiportal/subsystem/public/dqaprovidersearch](http://www.forwardhealth.wi.gov/wiportal/subsystem/public/dqaprovidersearch)

# ADRC: Your Information Resource

There is a lot to think about when considering a new home. Feeling overwhelmed? ADRC is here to answer your questions. ADRC staff are just a phone call away. They'll come to your home or arrange for an appointment to meet at the office (300 S. Adams St. Green Bay). They'll help uncover your needs and wants and help you sort out your options.

ADRC keeps up-to-date listings of Independent Apartments, Federally Subsidized Housing, Residential Care Apartment Complexes (RCAC), Community Based Residential Facilities (CBRF), and Nursing Homes.

Call (920) 448-4300 to speak to a specialist about housing options.

You can call to have them mailed to you or you can find them on our website:  
[www.adrcofbrowncounty.org](http://www.adrcofbrowncounty.org).



# Long Term Care Living Options

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

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