



# Dunn County Housing Authority Annual Report 2017

## **2017 DUNN COUNTY HOUSING AUTHORITY BOARD**

Chair; James Tripp, Vice Chair; Vaughn Hedlund, Secretary/Treasurer; Sandra Schlemm Terry Stamm and Carol Anderson.

## **PROGRAMS**

The Dunn County Housing Authority (DCHA) is staffed by West CAP and administers two programs: Housing Choice Voucher (HCV) and Family Self-Sufficiency (FSS).

## **PROGRAM STAFF**

Tammy July Levra (HCV, FSS).

## **OFFICE**

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## ***HOUSING CHOICE VOUCHER PROGRAM*** ***Fiscal Year April 1, 2017 to March 31, 2018***

The Housing Choice Voucher program is administered by the Dunn County Housing Authority to eligible residents of Dunn County. The program is a rent subsidy program available to households that do not exceed 50% of the county median income limit. A person must first complete an application for the program and then be placed on a waiting list. All eligible applicants must attend a tenant briefing to learn about the guidelines of the program and be issued a voucher. Once they receive a voucher and locate housing, within the program guidelines, they receive a rental subsidy to assist with housing costs. The participants are responsible for paying 30% of their household's adjusted gross income toward housing costs and the subsidy covers any remaining rent and utilities.

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The housing authority is currently administering 64 vouchers with a base of 95 vouchers. There have been 14 voucher holders to leave the program this calendar year. Of those 13: 3 stopped receiving the assistance due to becoming over income, 3 ported to a new jurisdiction, 5 were terminated for not following program guidelines, and the other 3 left the program voluntarily for various reasons.

There have been 10 new lease ups this calendar year from tenant briefings. A total of 156 applicants were invited to attend 8 different tenant briefings, with 40 eligible applicants actually attending those meetings. There were no vouchers ported into the jurisdiction this year.

The Dunn County Housing Authority Housing Choice Voucher program has maintained a 100% reporting rate for the ninth year in a row. The DCHA received a Section 8 Management Assessment Program (SEMAP) score of 96 in 2017 giving us a high performance rating per HUD standards. We also received a high performance rating in 2009, 2011, and 2013.

The HUD PHA Plan requires the DCHA to have a Resident Advisory Board (RAB) to review all housing authority policies and procedures and give feedback on such documents prior to plan submission. The RAB was updated in 2015 and had a six member board. Since that time, three members have left the voucher program. In preparation for the next 5 year plan, board recruitment will take place in 2018. The next required 5 year plan will be submitted January 2020.

The Dunn County Housing Authority plays an active role in the Wisconsin Association of Housing Authorities (WAHA). Tammy July Levra is currently the President of WAHA - District 6.

The Dunn County Housing Authority has spent a total of \$228,466 so far this fiscal year (April 2017-December 2017). We have 3 months remaining in our fiscal year.

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***HUD SECTION 8 FAMILY SELF-SUFFICIENCY PROGRAM  
Calendar Year January 1, 2017 to December 31, 2017***

The Family Self Sufficiency Program is a component of the Housing Choice Voucher Program intended to promote the coordination of housing choice vouchers with public and private resources to help participants achieve economic independence. The program is open to all HCV participants wishing to gain self sufficiency.

A requirement of all participants on the FSS program is to gain and maintain full-time employment, to complete an updated resume, attend budget counseling, and to increase their credit score during the 5 year FSS contract. The participants are required to meet with a case manager a minimum of 10 times during each year of their contract. Many of the participants have educational and/or job training goals that are the primary focus during their enrollment. Those participants that have homeownership listed as one of their goals receive additional budget counseling and may be referred to a home buyer workshop for pre-purchase counseling.

The FSS program currently has three participants enrolled with all enrollees having money in their savings account. There have been a total of seven participants enrolled this year. Of those that exited the program this year, three successfully completed the program.

The first one received \$6,094.60 with plans to use a portion of the money toward car purchase and savings. The second received \$1,266.82 and is currently over income for the voucher program. The third received \$5,496.04. All three are working fulltime and left the program with some savings built up, an updated resume and increased credit scores.

The FSS program continued to make efforts to increase enrollment by updating and introducing new marketing materials. We hope to enroll new participants into the DCHA FSS program in the near future.

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**PROJECTION FOR 2018**

**HUD SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

The HCV program will exhaust all efforts to obtain at least 85% lease up rate and/or 100% use of budget. The HCV program will strive to continue lease up efforts throughout 2018 to maximize the amount of assistance available to Dunn County residents. A close monitoring of the payment standards and affordability will be necessary to assist with this effort.

The program will continue outreach efforts with local resources. The program will continue to collaborate with other housing authorities as opportunities arise. Tammy July Levra will continue serving as President of WAHA - District 6 through September 2018.

**HUD FAMILY SELF-SUFFICIENCY PROGRAM**

The FSS program will continue to strive to enroll to capacity and provide supportive case management assisting families with transitioning to self-sufficiency. The Family Self-Sufficiency Specialist will work closely with Lori Newton, St Croix County HCV Specialist to increase enrollment. The enrollment goal for both counties is a minimum of 15, which was met in 2016 and we are actively trying to meet this goal for 2017.