



Dunn County Housing Authority Annual Report 2019

2019 DUNN COUNTY HOUSING AUTHORITY BOARD

Chair; James Tripp, Vice Chair; Vaughn Hedlund, Treasurer; Sandra Schlemm
Terry Stamm and Kwase Golliday.

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, 2019 to March 31, 2020***

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 71 vouchers with a base of 95 vouchers. There have been 11 voucher holders to leave the program this **calendar** year. Of those 11: 2 stopped receiving the assistance due to becoming over income, 2 ported to a new jurisdiction, 2 were terminated for not following program guidelines, and the other 5 left the program voluntarily for various reasons. Of those that left voluntarily, one purchased a house.

There have been 24 new lease ups this calendar year from tenant briefings. A total of 183 applicants were invited to attend 8 different tenant briefings, with 65 eligible applicants attending those meetings. There was one voucher ported into the jurisdiction this year.

The Dunn County Housing Authority, Housing Choice Voucher program has maintained a 100% reporting rate for the eleventh year in a row. The DCHA received a Section 8 Management Assessment Program (SEMAP) score of 75 in 2019 giving us a standard rating per HUD process. We received a high-performance rating in 2009, 2011, 2013 and 2017, with our current score falling due to a reduced leasing rate.

The HUD PHA Plan requires the DCHA to have a Resident Advisory Board (RAB) to review all housing authority policies/procedures and give feedback on such documents. They also play an active role in the submission of our 5-year plan by providing feedback on the plan prior to submission. In preparation for the next 5-year plan, board recruitment took place in 2019, with little interest received. We currently have a three-member board. 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 \$291,500.00 this fiscal year (April 2019-December 2019). We have 3 months remaining in our fiscal year.

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HUD SECTION 8 FAMILY SELF-SUFFICIENCY PROGRAM
Calendar Year January 1, 2019 to December 31, 2019

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, complete self-paced 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 five participants enrolled with four enrollees having money in their savings account. There has been a total of seven participants enrolled this year. One of the two participants that exited the program this year successfully completed the program.

She will receive approximately \$3,440.00 with plans to pay off her car loan. She was on the program for 2 years. She is currently over income for the voucher program.

The other participant exited the program before completion. She decided the program was not a good fit for her goals as this time.

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 soon.

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PROJECTION FOR 2020

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 2020 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 August 2020.

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 2018 and we are actively trying to meet this goal for 2019.