

*Door County Housing
Authority*

*Annual Report
2019*

DOOR COUNTY HOUSING AUTHORITY

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Sue Binish, Director

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The Door County Housing Authority has been providing rental assistance since 1977 to families who qualify financially for the Housing Choice Voucher Program. We provide assistance to families, elderly, handicapped, disabled and single persons anywhere in Door County. We comply with Housing and Urban Development regulations and statutory requirements. The mission of the Housing Authority is the same as that of the Department of Housing and Urban Development:

- To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

Our families select and rent from owners in the private market; the Housing Authority owns no housing. The renters pay 30-40% of their adjusted monthly income toward their rental costs. HUD's goal is for people to live in decent, safe and healthy housing; therefore the units must meet housing quality standards established by HUD. The owners of rental property have the option to be part of the program, screening and deciding to whom they will rent. The majority of owners of rental property in Door County work well with and like the program.

We are 100% funded by Housing and Urban Development. The monies we pay on behalf of the family go directly to the owner. Any utility monies the families are eligible for are paid directly to Wisconsin Public Service, Sturgeon Bay Utilities or local fuel oil/lp gas distributors to be credited to the family's account. In 2019, we paid out \$685,217.00 in rent and utility payments (including Vash vouchers).

This report also includes the following tables:

- Table I indicates the localities in Door County in which new families to the program started receiving assistance and the localities of families who went off the program in 2019.
- Table II a & b show the total number of families who received rental assistance each month, the total monthly payments toward rent, utilities, homeownership and portability and the average monthly payments. Additional VASH payments are shown on Table IIb
- Table III gives a comparison of housing assistance payments over a five-year period. This amount fluctuates due to the funding received by Housing and Urban Development.

Portability – taking your voucher with you to another part of the United States – is a program that Housing and Urban Development promotes. They feel it gives families an opportunity to live in a better area, perhaps better schools for their children and better housing. If a tenant is in good standing (rent paid, utilities paid, no damages above the amount of the security deposit) they can request to take their voucher anywhere in the United States. When a family takes their voucher from here the housing authority in the new location can absorb the family into their program or bill our agency. If they bill, we are using Door County money for someone living in another area or state. It is always a concern of how much of our funding would be sent elsewhere. In 2019, we have paid for families to live in Appleton, WI, and Elgin, IL. We can't deny applications from outside of

Door County, but we made a significant change in 2013 to our policy that we will provide assistance to all local applicants before we will assist an applicant from outside of Door County.

We also manage the Section 8 Homeownership Option. Through this program a family who has successfully been a participant of the Housing Choice Voucher rental assistance program for one year may choose to convert their voucher to a homeownership voucher and the subsidy we were paying for rent may be used to assist them with their mortgage payment each month. In 2019, we assisted two families who were part of this program.

I am involved with Door County Habitat for Humanity as a member of the Family Selection and Ongoing Support Committee. The committee reviews and processes all applications. This support committee is also there to help new partner families as they begin homeownership, along with all current partner families with financial and maintenance issues.

The Door County Housing Authority office is knowledgeable about services available to families in Door County and assess needs to guide families to additional services. We work closely with the Department of Human Services, ADRC and other human service agencies in Door County. The Housing Authority is also represented on the Door County Emergency Food and Shelter Network Committee. The Housing Authority receives and answers many calls regarding landlord/tenant rights and provides referrals to the proper place for information.

In 2019, we accepted 129 applications and the current wait time for assistance is about two months. At times our waiting list can be up to 12 months. It really varies due to number of applications and how much funding we have at the time. Over half of our clientele are elderly or disabled individuals. The assistance gives them financial freedom to continue living independently in the community. It gives individuals and families with minor children assistance through difficult times until they regain financial stability. We believe we provide a valuable service to the people of Door County.

The Housing Authority has a five-member board of commissioners whose members are recommended to and appointed by the County Administrator and approved by the County Board. Our board is comprised of Mary Bink, Chair; Julie Dragseth, Steve Kase, Paul Treadeau, and Sandi Soik. Sue Binish, Executive Director, Becky Haines, Administrative Assistant; and Ted Hoiska, inspector, are the three employees who work out of the office at 57 N. 12th Avenue, Sturgeon Bay, WI.

Sue Binish
Executive Director

TABLE I

**AREA BREAKDOWN OF FAMILIES WHO STARTED RECEIVING
RENTAL ASSISTANCE
DURING 2019
45 Total**

Baileys Harbor	1		Jacksonport	0
Brussels	0		Liberty Grove	0
Clay Banks	0		Nasewaupee	1
Egg Harbor	2		Sevastopol	2
Ephraim	0		Sister Bay	2
Forestville	1		Sturgeon Bay	35
Gardner	1		Union	0
Gibraltar	0		Washington Island	0
			Port-Out – We are Paying	0

**AREA BREAKDOWN OF FAMILIES WHO STOPPED RECEIVING
RENTAL ASSISTANCE
DURING 2019
44 Total**

Baileys Harbor	0		Jacksonport	0
Brussels	1		Liberty Grove	0
Clay Banks	0		Nasewaupee	0
Egg Harbor	0		Sevastopol	0
Ephraim	0		Sister Bay	2
Forestville	3		Sturgeon Bay	33
Gardner	1		Union	0
Gibraltar	0		Washington Island	1
			Port-Out – We were paying	3

TABLE IIa
HOUSING ASSISTANCE PAYMENTS

2019	Families Assisted	HAP* For Rent	Reimbursed Utilities	HAP For Homeowners	HAP For Portability	Reimbursed Utilities For Portability	Total	Average Payment
January	206	54,681	277	350	2181	8	57,497	\$279
February	202	54,573	276	350	2,181	8	57,388	\$284
March	198	54,371	365	365	1,732	8	56,841	\$287
April	197	54,609	386	365	1,732	8	57,100	\$290
May	199	56,428	476	365	1,732	8	59,009	\$296
June	204	57,250	396	365	1,732	8	59,751	\$293
July	203	56,164	357	466	1,732	8	58,727	\$289
August	200	53,229	317	466	1,732	8	55,752	\$279
September	201	52,698	385	466	952	0	54,501	\$271
October	203	52,033	450	350	952	0	53,785	\$265
November	204	53,122	256	337	0	0	53,715	\$263
December	205	53,419	305	317	0	0	54,041	\$264
TOTALS	2,422	652,577	4,246	4,562	16,658	64	678,107	\$280

*HAP – Housing Assistance Payments

Reimbursed Utilities – some very low-income clients qualify for a utility reimbursement – the Housing Authority sends a check to the utility company to be credited to the client’s account

Homeowners – we have a homeownership program – if the family qualifies, monies can be used to assist in making a mortgage payment

Portability – these monies are being paid to other Housing Authorities where our clients have taken their voucher – that Housing Authority did not absorb the client into their program so they are billing us.

The Door County Housing Authority also assists Veterans with rental assistance with the use of VASH vouchers. VASH (Veterans Affairs Supportive Housing) vouchers have additional benefits. In addition to the rental assistance these clients also receive case management and clinical services provided by the Department of Veterans Affairs (VA). These vouchers are provided to the clients through another agency and then sent to our office if they want assistance in Door County. We work with these clients as we do any voucher holder. We are not able to absorb these clients into our program and pay the rental assistance with our funds, so we administer the rental assistance and then we are reimbursed by the agency that holds that VASH voucher. These payments are in addition to the previous Housing Assistance Table IIa.

**TABLE IIb
VASH HOUSING ASSISTANCE PAYMENTS**

2019	VASH Vouchers Assisted	HAP Rent Payment	Reimbursed Utilities	Total Assistance Rent and Utilities
January	2	720	0	720
February	2	720	0	720
March	2	720	0	720
April	2	720	0	720
May	2	720	0	720
June	2	460	0	460
July	2	460	0	460
August	2	460	0	460
September	2	460	0	460
October	2	460	0	460
November	2	605	0	605
December	2	605	0	605
Totals	24	7,110	0	7,110

TABLE III
HOUSING ASSISTANCE PAYMENTS
FIVE-YEAR COMPARISON

	TOTAL HOUSING ASSISTANCE PAYMENTS	AVERAGE MONTHLY PAYMENT PER UNIT
2015	\$677,063	\$268
2016	\$670,586	\$259
2017	\$704,227	\$276
2018	\$696,613	\$280
2019	\$678,107	\$280

The variance in assistance is due mostly to changes in funding received from Housing and Urban Development.

	TOTAL VASH ASSISTANCE PAYMENTS	AVERAGE MONTHLY PAYMENT PER UNIT
2017	\$3,912	\$326
2018	\$5,779	\$321
2019	\$7,110	\$296