



WI-CARH

Wisconsin Council for Affordable & Rural Housing

WI-CARH Quarterly Newsletter Summer 2017

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CARH 2017 Annual Meeting & Legislative Conference

By Russell Kaney, Board President

The 2017 annual meeting was held in June in Arlington, Virginia June 19-21. I had the opportunity to represent WI-CARH at the conference which was attended by a record number of attendees. Prior to the official conference breakouts, there were several working committees that met on Monday, June 19th to discuss current issues brought forward by members. Committee meetings include the best practices and education committee, state affiliated associations committee, management committee and the development and owner's committee. Each committee brings recommendations to the Board of Directors meeting for discussion and action. I currently serve on the CARH Board for the second year of a three-year term.

Tuesday and Wednesday were spent in general sessions and smaller breakouts

to discuss current policy and funding issues. Both HUD and USDA-RD senior officials addressed the conference on current budget numbers, appointments being made or not made to date and program updates. As many know, the USDA is looking at a restructuring of the RD Undersecretary position to that of an Assistant to the Secretary of Agriculture. Generally, CARH and many owners oppose this realignment as it would deemphasize the relevancy of housing programs within USDA. As this discussion moves forward, the positions of Administrator and State Directors will be up for debate.

On the funding side, the Administrations proposed budget had substantial cuts to many housing programs including rental assistance (Section 523) for RRH 515 units. As many know, this battle was fought last year and the voices from the field helped restore not only the funding needed, but a better process to anticipate future RA needs. It will be up to Congress to debate the spending bills and look at restoring many of the funds deleted from the President's budget. There is bipartisan support for rural housing.

The annual meeting is also a good time for CARH members to visit their representatives on Capitol Hill. Congress wants to hear how these programs are working and providing real examples of benefits to their constituents. I had the opportunity to visit with staff from Senator Johnson's office and with Speaker Ryan's staff on housing issues. Both mentioned they have heard and been visited by a lot of people this spring on funding issues, particularly on CDBG funding.

CARH has several policy briefs and recommendations that you can find on their web site or available through WI-CARH. These briefs can arm you with the latest numbers and issues when you talk to local representatives. Of importance are the invitations to your local Congressional delegation when you have an open house, a ribbon cutting of a new or rehabbed project, it leaves a lasting impression.

As the budget is debated over the summer, WI-CARH will continue to monitor the discussions on issues important to members. As always, feel free to contact myself or any Board member with questions or concerns.

[CARH Role Of Affordable Rental Housing In Rural America](#)
[USDA Funding Charts](#)
[HUD Funding Charts](#)

Spring Training Summary

Fair Housing Strategies & Solutions was the topic of our spring training event held on April 20, 2017. Elaine Simpson from Occupancy Solutions covered a variety of topics including Tenant Selection Plans, Affirmative Fair Housing Plan Solutions, and Increasing Revenues by Decreasing Resident Delinquencies. 94% of attendees were very satisfied with the training. One attendee commented "Wow! One of the best trainings yet" and another stated "Love this speaker every time. She is great. Please have her back in the future."



Elaine
Simpson

Thank you to our 2017 Spring Training sponsors: Horizon Management Group, Inc., Wisconsin Management Company, Enterprise Community Partners, and Simply Computer Software, Inc.

You can view the complete evaluation summary here: [2017 Evaluation Summary](#)

WI-CARH Grant Recipients!

WI-CARH's scholarship committee is pleased to announce the following students have been awarded funds from our Academic Enrichment Grant:

Gael (resident of Dodge County Housing Authority property) has been awarded funds to participate in a YMCA soccer and football camp this summer.

Michael & Maya (residents of Dodge County Housing Authority property) have been awarded the funds for season swimming passes at their local aquatic center this summer.



Gael

The youth grant and scholarship applications and further information can be found [here](#).

Section 515 Maturing Mortgages: What Tools RD Is Providing and Where They Fall Short

By Dave Layfield, CEO, ApartmentSmart.com, Inc.

In my [last article](#) I introduced you to a growing problem with the Section 515 program, the natural maturation of its loan portfolio. It's a wave that was set in motion decades ago and few have been watching the horizon for the coming tsunami until very recently. The rural housing industry, and our residents, are now facing the potential loss of thousands of units of affordable rental housing in Rural America.

In my first article, I broke down the numbers based on raw data provided by RHS. If nothing is done, just this year, it is expected that the national portfolio will lose 3,061 units, including 1,415 units of Rental Assistance. By 2023, more than 10,000 units of affordable housing could escape the program eliminating some of the only affordable rental housing in some rural communities.

In Wisconsin, [48 units in 2 properties could be lost this year](#) and over 500 units in 29 properties (320 of which have RA) could be lost over the next 10 years.

Read the full article [here](#).

WI-CARH is on Facebook

WI-CARH now has a Facebook page. Like us on Facebook to stay up to date with news and events!



Like us on
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2017 Housing Survey

By Jeff Banker & Padam Singh, Lancaster Pollard

In January of 2017, Lancaster Pollard sent an online survey to approximately 2,400 leaders in affordable and multifamily housing throughout the U.S. Over the course of two weeks, 243 respondents completed the online survey. The survey has a 95% confidence level and a confidence interval of 6.26, meaning that the differences in responses of 7 percentage points or more are meaningful.

Out of the 243 respondents, a total of 73% were either for-profit or nonprofit developers/owners, an increase from the 67% that were either for-profit or nonprofit developers/owners in our 2016 survey. Job titles were evenly distributed with no meaningful difference between the top four descriptors. Forty-five percent of respondents own, manage or lease 500 or more affordable housing units.

Overall, our survey findings depict an active environment where a variety of capital projects are being pursued, particularly affordable multifamily housing new construction and substantial renovation projects. A majority of respondents (76%) own, develop or manage affordable multifamily or seniors apartments so the results are more representative of affordable housing than market-rate housing. Some of the more notable findings are discussed below.

Read the full article [here](#).

Lancaster Pollard is a member of WI-CARH. To learn more about becoming a member, please visit our [website](#).

Welcome New WI-CARH Members!

Please join us in welcoming the following new members:

CMS Management
Herbert "Chip" Peterson, Owner

Churchill Stateside Group
Kevin Waco, Vice President

More information about becoming a member of WI-CARH can be found [here](#).



Mark Your Calendars - 2017 Dates!

August 15: Liaison Meeting at Rural Development,

Steven's Point, 10am-12pm

September 12: [WHEDA Conference](#)

at Monona Terrace, Madison

September 18-21: [WAHA Conference](#) at Wausau
Holiday Inn

September 26: [Board of Director's Meeting](#) at
Wisconsin Management Company, Madison, 10am-
12pm

November 2-3: [Annual WI-CARH Conference &
Board Meeting](#), Kalahari Resort, Wisconsin Dells,
WI



Do you have news to share? We would love to hear about it!
Please submit your news to info@wicarh.org



WI-CARH | 608-437-2300 | info@wicarh.org | [Visit our website!](#) |

