

WI-CARH/Rural Development Liaison Meeting
Tuesday, August 16, 2016
Rural Development State Office
Stevens Point, WI

Those in attendance from Rural Development (RD) were Donna Huebner, Bob Hernandez, Emad Mnati (new State Office Loan Specialist), and Debbie Biga (via phone). Russ Endres, April Forer and Russ Kaney (via phone) representing WI-CARH were in attendance.

2016 Budget Effects on Programs: End of the Fiscal Year is September 30th. A Fiscal Year 2018 budget for Rural Development is being reviewed. With the elections, there likely will not be an official budget until after the new year and a continuing resolution through the first part of the year, with funding based on a portion of last year's budget. Three new servicing specialists have been hired as well as a technician. They are pretty fully staffed right now.

Multi-Family Preservation and Revitalization (MPR) & Changes to Program: There will be some changes coming for the MPR NOSA. There is a preliminary assessment transfer tool available (http://www.rd.usda.gov/files/MFH_PAT_Template.xltm). The MPR application is fairly simple. Five applications are in underwriting right now. For simple transfers, they would like to make the process faster with having the state director approve them and no appraisal/CNA needed. 2 multi-preservation grants have been awarded (Coulee Cap and Community Development Inc.) and they are in the process of rewarding the technical assistance NOFA.

Voucher Program Update: There is \$1 million left in FY16 budget for vouchers and they are almost out. They will be requesting more funding.

Improper Payments Information Act (IPIA) Update and Overview: No updates for this year.

USDA-RD Training for 2016/2017: There are currently not any scheduled webinars. At the WI-CARH fall conference, Donna Huebner will discuss WI statistics and Debbie Biga will put together a presentation for the afternoon. WI-CARH has scheduled spring training for April 20, 2017.

Lease & Amendment Review/Feedback: Doug Buck is reviewing the 2017 lease. Doug hopes to have a review of the lease completed in early October with the lease being ready in November. There have been a few questions regarding the lease being available in Spanish and LEP, firearms on the premises, and prepayment.

Review Conference Program: April Forer reviewed the conference schedule. The State Director will attend and speak. RD expects a good turnout of their employees at the conference.

Other Topics & General Discussion:

The unnumbered RA letter was discussed. RA is now kept in state and no longer goes back to the national office. It is used in the state for 1) Rent overburden residents 2) Work out plans 3) Transfers. There is a priority list to determine who receives the recaptured RA.

There are sufficient rental assistance funds for 2016.

Management fees will be increasing from \$3,500 to \$5,000
(<http://www.carh.org/wp-content/uploads/2016/07/FY17MgmtFees.pdf>).

For transfers, there is a 10% limit rent increase which is a Federal law. For servicing, they have indicated there should be no large rent increases.

Health and Human Services offered a summer food program. They did not have any WI sites this summer and are looking for sites for next year where they can use the community room property as a meal site for children.

A policy mapping tool that lists demographics and other useful information is available (<https://www.policymap.com/maps>).

MFH statistics were reviewed (see attachment).

WI ranks:

- 17th in the nation for the number of properties
- 23rd in nation for number of units and number of rental assistance units
- 26th in the nation for delinquency (2.3%)
- 7th in the nation for vacancy (8.85%)
- Class A properties (29.2% of properties) – 41st in nation
- Class B properties (60.4% of properties) – 12th in nation
- Properties with physical findings – 7th in nation

For the 538 program, WI has 4 loans, 119 units, and 3 new construction/1 rehab.

Next Liaison Meeting: Our next liaison meetings are scheduled for February 14, 2017 and August 15, 2017.

Meeting Adjourned

Respectfully Submitted,
Russ Endres, Secretary