

**WI-CARH/ Rural Development Liaison Meeting**  
**Tuesday, August 14, 2012**  
Rural Development Area Office  
462 Strongs Avenue, Stevens Point, WI

Those in attendance were Mary Vinopal, Russ Kaney, Russ Endres, Debbie Biga, and Bob Hernandez. David Sheperd of WHEDA was unable to attend.

**RD Update:** Debbie reported that not much has changed since our last meeting. There is talk that the MPR funding will be reissued but still needs permanent regulation. If there is an opening, MPR funds will be advertised in a NOFA (Notice of Funding Availability) however, the fiscal year ends in September.

**MPR Prepayment:** National offices halted payments on incentive loans. There have been three or four properties in Wisconsin that have been given incentive loans and other properties have left the program by paying off their loans. In 2012, there are several more pending.

**Rural Development:** Debbie reported that Rural Development will be occupying a new office in Stevens Point on October 1, 2012. Telephone numbers and e-mail addresses will remain the same; however their new address is 5417 Clem's Way, Stevens Point, WI 54481.

**Voucher Program Update:** Bob reported they have obligated \$5-\$6 million. A request is being filed right now for 135 applications in Wisconsin. This program is being administered through a subcontractor of Rural Development.

**IPIA Update:** Debbie has received word that the audit for 2012 will be coming out soon. They are very concerned because the error rate has gone from 1.48 in 2011 to approximately 3.44 in 2012. We do not know yet how Wisconsin fared on this, but should know soon. If Wisconsin follows the national trend, it may be necessary to provide additional training on recertification statewide.

**WHEDA:** There was one RD portfolio tax credit deal done this past year with four properties. Russ Kaney reported that the preservation set aside of tax credits is up to 20% allocation after being considered at 10% earlier in year. The preservation set aside of tax credits has been trending downward. It definitely will be more difficult to compete with changes in the scoring. Mary reported it is more difficult to score rural tax credits with the changes in the Qualified Allocation Plan (QAP) rules and awarding points. More of this will be determined by WHEDA's conference on December 4, 2012.

**USDA Training:** Training may be needed on recapture of unauthorized assistance, plus Improper Payments Information Act (IPIA). Many people are confused on how to recapture unauthorized assistance as it pertains to working with USDA.

**Lease & Addendum Update:** Cindy reported that Doug Buck is working on the new lease and it should be out in September.

**Review Conference Program:** It was discussed that we may be starting at 8:30 rather than 9:00 because of the full slate of speakers.

**New Topics:** Debbie reported that the transition plans for the Wisconsin properties are about 75% complete. Russ Kaney reported that he and Debbie attended the Home for Everyone conference and spoke in the rural housing session which was well attended. Attendance for this Green Bay conference was up with 256 persons attending.

**Next Liaison Meeting:** Tentatively scheduled for February 19, 2013

Respectfully Submitted,

Russ Endres  
Secretary