



# WI-CARH

*Wisconsin Council for Affordable & Rural Housing*

## WI-CARH Quarterly Newsletter Spring 2017

### In this Issue:

[CARH Board Meeting Update](#)

[Spring Training: Fair Housing Strategies & Solutions](#)

[Help WI-CARH Make a Difference!](#)

[Section 515 Maturing Mortgages](#)

[Welcome New WI-CARH Members!](#)

[2017 Housing Outlook: In Uncertain Times, Advocacy is Key](#)

[Mark Your Calendars - 2017 Dates!](#)

[Visit Our Website](#)

---

### CARH Board Meeting Update

By Russell Kaney, Board President

---

CARH had a Board of Directors meeting on Thursday, March 23 and Friday, March 24 in D.C. We spent the afternoon of Thursday on the Hill.

We divided up the meetings. I personally went to the Senate Banking Committee office (Majority - Crapo) and to the House Ways & Means Committee (Majority staff).

With CARH, our request to the Banking Committee is to initiate oversight hearing on the RHS-USDA programs. The reasons are covered in the issue briefs (links at bottom of article). We also discussed the CR and 2018 budget. I did leave a comprehensive report with them of all affordable housing in the state of Idaho. I was accompanied to this meeting by a Board member from Virginia, another from Indiana, CARH legal counsel Richard Price (Nixon-Peabody) and Sally Vastola (government relations at Holland & Knight, a CARH consultant).

The meeting with Ways and Means was taken up by discussion of the Tiberi/Neal H.R. 1661. The staffer is new to the committee so he had lots of questions about the bill, how it is different from S.548 and had lots of questions. CARH will be sending a tax counsel person back to discuss. I was accompanied to this meeting by a Board member from PA along with Sally Vastola and Tom Reynolds (former Congressman from Buffalo, NY area and former member of Ways and Means), who both advise CARH as consultants from the government relations staff of Holland & Knight.

On Friday morning, we met with staff from RD-USDA housing and with Bob Iber, mostly on administrative issues and process issues. We also collectively discussed all Hill meetings to get a sense of effectiveness and follow up.

CARH Issue Briefs:

[ROLE OF AFFORDABLE RENTAL HOUSING IN RURAL AMERICA](#)

[HOUSING CREDIT AND HOUSING BOND PROGRAMS AND RURAL HOUSING](#)

## **Spring Training: Fair Housing Strategies & Solutions**

2017 Spring Training is fast approaching! If you have not yet registered, the deadline for the reduced early bird registration has been extended. Register before Tuesday (4/11) and save \$75!



You will want to join us for this engaging and educational day seminar as Elaine Simpson covers the following topics:

- Tenant Selection Plans
- Affirmative Fair Housing Plan Solutions (*Certificate of Attendance* provided)
- Creative Problem Solving Solutions
- Increasing Revenues by Decreasing Resident Delinquencies
- Marketing on the Skinny

Click [here](#) for the schedule and to register for this training....you won't want to miss it!

Thank you to our sponsors:

[Enterprise Community Partners, Inc.](#)

[Horizon Management Group, Inc.](#)

[Wisconsin Management Company](#)

[Simply Computer Software, Inc.](#)

## **Help WI-CARH Make a Difference!**

Wisconsin Council for Affordable & Rural Housing (WI-CARH) is accepting applications for its 2017-2018 Youth Grant and Scholarship program. Please spread the word and help us make a difference in a student's future!

- Youth grants in the amount not to exceed **\$500** per student, per year, until all funds are used, will be awarded to enable students in grades 3-12 to participate in an academic enrichment activity.
- A **\$500** scholarship will be awarded to a graduating high school senior or adult wishing to further their education. Eligible applicants can use the scholarship at any two (2) year or higher accredited public or private school in the State of Wisconsin which offers an associate or undergraduate degree or a **vocational/technical program (new this year!)**.



2015 Scholarship Recipient:  
Christine Marriott, River Falls, WI

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

## Section 515 Maturing Mortgages: Crunch the Numbers

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

For the last couple of years, one area of concern for many rural housing advocates and policymakers has been the eventual exit from the Section 515 program of many properties when their mortgages mature and leave the program. Eventually, every Section 515 loan will mature and if no preservation action is taken by Rural Housing Service, those properties will leave the program and may no longer be affordable.

One of the more problematic aspects of this exodus is when a mortgage matures and a property leaves the program, any Section 521 Rental Assistance (RA) subsidizing residents' rents also goes away. See, Section 521 RA is attached to the mortgage. Without a Section 515 mortgage, there can be no RA. As of this writing, there are 287,047 renter households across America that receive RA, 9,080 of which are in Wisconsin.

In 2017, across the country, 89 properties containing 2,239 units, 995 of which receive RA, will have matured. In Wisconsin, in 2017, 3 properties containing 54 units, of which 28 receive RA, will mature. That number will trend upward in the coming years until nearing its peak in 2029 with 623 units in 29 properties in one year exiting the program.

Read the full article [here](#).

## Welcome New WI-CARH Members!

Please join us in welcoming the following new members:

Housing Authority of the County of Pepin

Shawn Stocks, Executive Director

Banyan Management Group  
Kevin Senke, Director

SMD Property Holdings LLC  
Brent Duhr, Owner



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

## 2017 Housing Outlook: In Uncertain Times, Advocacy is Key

By David Lacki, Lancaster Pollard

Talk about uncertainty. Over the years, those in the affordable housing industry have dealt with their fair share of uncertainty-in the form of budget shortfalls, continuing resolutions, sequestration and more. As 2017 begins to unfold, however, the aura of uncertainty is perhaps stronger than ever as the prospect of tax reform, drastic budget cuts, infrastructure spending and a retired pediatric surgeon taking over the U.S. Department of Housing and Urban Development (HUD) all loom on the horizon. Fortunately, the affordable housing industry has a lot of friends and advocates in Washington and across the nation. In 2017, it's going to need them all to step up in a big way.

### Rental Demand Strong, Affordability Crisis Continues

In its recent report, "[The State of the Nation's Housing 2016](#)," the Joint Center for Housing Studies of Harvard University details a rental market with strong demand coupled with an affordability crisis. In 2015, approximately 36% of U.S. households, consisting of nearly 110 million people, lived in rental housing. Clearly, the rental market continues to thrive, as the number of rental households increased by nearly 9 million from 2005 to 2015-the biggest jump over any 10-year period on record. It is important to note, however, that although demand increased across all income levels, approximately half of the growth consisted of households making less than \$25,000 annually.

Read the full article [here](#).

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

## Mark Your Calendars - 2017 Dates!

**April 20:** [Fair Housing Strategies & Solutions Spring Training](#) at the Madison Marriott West

**May 9:** [Board of Director's Meeting](#) at Wisconsin Management Company, Madison, 10am-12pm

**June 19-21:** [CARH Annual Meeting & Legislative Conference](#), Ritz-Carlton, Arlington, VA

**July 19-20:** [A Home for Everyone Conference](#) at the Radisson Hotel, LaCrosse, WI

**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](mailto:info@wicarh.org)



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