



WI-CARH

Wisconsin Council for Affordable & Rural Housing

WI-CARH December 2017 Newsletter

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20th Annual Meeting and Conference A Success

The Kalahari Resort and Convention Center in Wisconsin Dells was the venue for the 20th Annual WI-CARH Conference held on November 2, 2017. A variety of topics and housing related issues were addressed at this year's conference built around the theme of "*Housing Our Neighbors In Rural America.*"

After a brief welcome and announcements by Russell Kaney, President of WI-CARH, the conference got off to a strong start with remarks from Acting State

Director David Schwobe of Rural Development-USDA. Mr. Schwobe has been a supporter of WI-CARH and welcomed the attendees.



Russell Kaney, WI-CARH President and David Schwobe, Acting USDA State Director

The first session of the day entailed *Modernizing with Solar* was conducted by Rob Dicke from the Dane County Housing Authority. His presentation discussed the DCHA's preservation and rehabilitation of 54 units of USDA Rural Development Housing. He told how the project was financed, the scope of rehab and a unique approach to HVAC modernization utilizing solar.

Chris Mullen from Bonneville Multi-Family Capital did the next session on *Financing with the USDA Rural Development 538 Program*. Chris discussed the USDA RD 538 program and how it is used in the USDA RD 515 transfer process.



Attendees meeting with one of the Exhibitors

After an introduction of all the exhibitors and a networking break, the conference continued with the latest news and updates from Donna Huebner from Rural Development, David Sheperd from Wisconsin Housing and Economic Development Authority (WHEDA) and Colleen Fisher from the Council for Affordable and Rural Housing (CARH). The panel discussed the latest updates and how that might affect your properties in addition to hearing about current insights on funding and programs impacting the rural housing industry.

Jaime Zach from Clear Gains discussed the HUD mandate on *Converting to Smoke Free Housing*. She discussed how this initiative helps owners and managers save money while providing healthier living by offering smoke-free housing.

Our lunch was highlighted by our annual awards program. Denise Loveland from the WI-CARH Board oversaw the recognitions for property of the year which went to Mills View Apartments, manager of the year going to Peggy Klimke and the maintenance person of the year going to Robby Yost. Congratulations to all winners for their exemplary service! (see related article.)

Donna Braun from the WI-CARH Board talked about the winners of the grant program that was awarded to Gael, Michael and Maya all residents of the Dodge County Housing Authority property. (see related article.)



Jan McInnis

The afternoon activities started with the general membership meeting. Russell Kaney, President of WI-CARH highlighted several of the activities WI-CARH supported, sponsored or initiated during the year.

Our featured afternoon speaker was Jan McInnis with her presentation titled *Finding the Funny in Change*. Jan gave an entertaining and informative way to deal with ongoing changes all by using humor.

After an afternoon break, our sessions resumed with Julie Felhofer RD from Shawno and Ashley Keebler from Wisconsin Management Company. They had a very informative and entertaining session on *Unusual Tenant Questions*.



Julie Felhofer from RD Shawno & Ashley Keebler from Wisconsin Management Co.

The afternoon closed out with a session on *Legal Compliance Issues* with Kevin Martin, Counsel to WI-CARH from Foley & Lardner. Kevin discussed issues from leases, tenants, contracts and fair housing. Kevin even took questions from the attendees. A raffle with items from Wisconsin was held along with closing remarks.

Our conference concluded with a reception held in the Ivory Coast Lounge providing the perfect venue to catch up on the day's events and discuss the issues of the day.

Special thanks to all our sponsors and exhibitors for this year's conference support! Their participation helps keep our conference costs reasonable to all

who attend. A special thanks to our speakers for bringing current and relevant information to our attendees. Our gratitude is also expended to the conference planning committee and Board of Directors who coordinate and generate ideas for this event.

Congratulations WI-CARH Award and Grant Recipients!

There were multiple nominations for WI-CARH awards this year. We were pleased to announce the following award recipients at our 2017 annual conference in November:



**Property of the Year: Mill View Apartments
(Wisconsin Management Company)**

- This property is a 24-unit elderly community. Both the owner and Wisconsin Management Company work to ensure a friendly and home like atmosphere.
- Mill View Apartments provides quality housing at affordable rates to the elderly and disabled residents of Kiel, Wisconsin.

- The area farmers also participate in a program providing fresh seasonal vegetables to all residents.
- The community room is available for card games, holiday meals and parties and the girl scouts play BINGO with the residents.



**Maintenance Person of the Year: Robby Yost
(Wisconsin Property Management)**

- Robby has been tending to this site since 1982.
- We received 11 letters of recommendation in praise of Robby.
- Robby's lives up to his favorite saying, "Humble and Kind." These words describe him perfectly.
- Robby treats all the residents as family taking time to listen to their concerns or learning about their families.



**Site Manager of the Year: Peggy Klimke
(Wisconsin Management Company)**

- Peggy has worked for Southtown Terrace and Bird Creek Apartments in Wautoma for 11 years.
- Peggy is truly a caring and compassionate person and loved in her community.
- Peggy keeps the grounds and interior spotless and can fix anything.
- Peggy cares for her properties as if they are her own home.



Grant Award Recipients: Gael, Michael and Maya

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

- Michael and Maya (residents of Dodge County Housing Authority property) received funds for season swimming passes at their local aquatic center this summer.

Welcome New WI-CARH Board Member!

Congratulations to Mark Stay for joining the Board. We look forward to his advice and participation with the Board. The Board of Directors list can be found [online here](#).



Mark has been with Astar Capital Management for five years, serving in a variety of roles, including information technology and management and landscape consulting. He currently serves at Astar as an asset manager for WHPC's Rural Development portfolio, as well as other rural Wisconsin housing in HUD and Tax Credit programs. He has a passion for finding financial and social solutions that provide owners, investors, and residents with resilient, positive housing situations. He received his Bachelor of Arts from Brigham Young University and his Master of Arts from Marquette University.

Our sincere thanks to our departing Board members, Victoria Holland from Dimension Development, LLC and David Sheperd from WHEDA. Thank you for serving!

Youth Grant and Scholarship Opportunities

Wisconsin Council for Affordable & Rural Housing (WI-CARH) is accepting applications for the 2018-2019 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. Eligible activities include: 4H Camp, Music or Band Camp, Sports Camp, Cheerleading Camp, Girl Scouts or Boy Scout Camp, and an International Youth Exchange Program.



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.

Applications for the grant and scholarship program will be accepted starting January 1, 2018. Please check our [website](#) and an email will be sent out with the applications soon!

WI-CARH 2018 Residential Lease Orders Now Being Accepted!



The WI-CARH lease is approved for use at any Rural Development supervised property. Using this lease for your property will insure that you are in compliance with Wisconsin law and RD and HUD regulations while saving you the expense of hiring a lawyer to do the same thing. Just like last year, it is available in three formats:

1. **FHA Software Generated Lease** - WI-CARH has teamed up with Simply Computer Software to give FHA Software users the access and ability to generate their WI-CARH Residential Lease and Amendments forms within their FHA Software program. Users of this program can generate the lease through the RD 3560-8 Tenant Certification - PRINT options window. All of the applicable project, unit, and tenant information will automatically be inserted.
2. **Stand-alone WI-CARH Lease Generation Program** - A link will be sent to you from Simply Computer Software that will allow you to download and install the WI-CARH Lease Generation Program which includes pre-entered property listing information you provided. To produce a lease, just open the program, select the property, enter pertinent tenant information and print.
3. **Paper Lease** - A package of 10 leases and 10 amendments will be shipped to you which you will use to hand write all pertinent tenant information on

To purchase the lease, complete the lease order [form](#) and mail it in with your payment to the WI-CARH Office at: P.O. Box 258098, Madison, WI 53725.

List your Property on the WI-CARH Website!

Did you know that members of WI-CARH can list their properties on the WI-CARH [website](#)? This is a great way to get your properties noticed.



Recently, Julie Oleson, Executive Director from Juneau County Housing Authority listed her properties on the WI-CARH website. Her properties are for low to moderate income elderly and persons with disabilities. In a recent interview Julie said, "Listing our properties on the WI-CARH website gives us visibility to a wider spectrum of prospective residents at no or a very affordable cost. This is very important to our budgets as it helps to keep costs down and fill apartments."

Visitors to the site can search for affordable housing by city, feature, and type of management company. There are two types of listings, free and premium (\$50/listing year). A free listing includes a marker on the map and basic information about the property. A premium listing will include photos of the property along with more detailed information and a larger marker on the map. Members must use their member log in to add listings to the site.

Contact the WI-CARH office [email](#) for more information. You can either add the information yourself [see instructions](#) or Diane Hamm at WI-CARH can do it for you.

Become a 2018 Member of WI-CARH!

**Renew your Membership today! Not a current member?
Now is a great time to join!**

WI-CARH is dedicated to assist you in the rural housing industry. Through your membership, you help support an organization made up of your peers and housing professionals both within the State of Wisconsin and nationally. WI-CARH members include builders, developers, lenders, management companies, owners, non-profit agencies, and vendors. You also have the opportunity to meet industry leaders and to align yourself with a diverse group of business people involved in every sector of the affordable housing community.

Welcome

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When you become a member of WI-CARH, you gain access to important tools, information, and services. The monetary benefits range from discounts

on conferences, training, and leases to savings through the CARH Preferred Buyers Club program. This program includes Wells Fargo Insurance Services, Home Depot, The Sherwin-Williams Company, Staples and Online Rental Exchange.

More information on the benefits of membership can be found on our [website](#). If you are a current member, invoices were sent out at the beginning of December. If you are not a member, simply complete this [form](#) and mail it along with a check to WI-CARH at P.O. Box 258098, Madison, WI 53725.



With appreciation of our association during the past year, we extend our very best wishes for a Happy Holiday Season!

Mark Your Calendars - 2018 Dates!

January 22-24: CARH Mid-Year Meeting, Napa, California

February 13: Liaison Meeting at Rural Development, Stevens Point, 10am-12pm

May TBD: WI-CARH Spring Training Session

May TBD - Board of Director's Meeting at Wisconsin Management Company, Madison, 10am-12pm

June 18-20: CARH Annual Meeting &

Legislative Conference, Ritz-Carlton, Pentagon City, Arlington, VA

July 17-18: A Home for Everyone Conference in Green Bay, WI

August 14: Liaison Meeting at Rural Development, Stevens Point, 10am-12pm

September TBD: Board of Director's Meeting at Wisconsin Management Company, Madison, 10am-12pm

September 17-20: WAHA Annual Conference at the Blue Harbor Resort, Sheboygan, WI



November 8-9: 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



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