



Committed to the future of rural communities.

Multi-Family Housing News

4949 Kirschling Court, Stevens Point, Wisconsin 54481
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Age Restrictions

Age restrictions may not be waived.

Projects that have been granted an age ineligible waiver in the past must notify these residents that they are no longer eligible upon expiration of their lease. Borrowers/management must notify age ineligible residents 90-days prior to their lease expiration that they must vacate the project.

The only way that tenants may remain in the project is for the borrower/owner to change the project designation from elderly to family. Please contact your area office if you wish to request a change in designation.

With the implementation of the CFR 7 - 3560 regulations, changes were made to renting to ineligible tenants. Please refer to HB-2-3560, Chapter 6.7 which identifies ineligibility.

Ineligible tenants are those who, upon recertification, failed to meet either the income or the occupancy requirements for the unit and property they currently occupy.

DEMO

In 2006, several million dollars will be made available through the NOFA process. The funding will be for defer-als, grants, interest rate reduction.

Applications will consist of the following:

1. Applicant Name, ID number, and contact information
2. Description of assistance
3. Occupancy justification
4. Third party funding

Watch for the NOFA publication or contact this office for further information.

THOUGHT FOR THE DAY

"The ultimate measure of a man is not where he stands in moments of comfort, but where he stands at times of challenge and controversy."

Martin Luther King, Jr.



"The USDA is an equal opportunity provider and employer"

VISIT OUR WEBSITE AT - <http://www.rurdev.usda.gov/wi/>

For information on Wisconsin's Loan Programs

MOVE INTO THE 21ST CENTURY

Do You Have Your Project Listed???

More and more individuals have access to the internet. The web is available through the local libraries, and schools. More and more private homes are using the internet. A multitude of users are looking for information on housing and finding it easier to access.

Introducing:

WISCONSIN FRONT DOOR

Potential residents can find lists of both subsidized and private market housing located through out the State of Wisconsin. Even better yet, it's free,

YES FREE!

This website located at www.wifrontdoorhousing.org is a detailed user-friendly information site for individuals and families who are looking for comfortable affordable housing. Properties are listed by location. Descriptions of the properties as well as photos and floor plans are included.



What an inexpensive way to advertise your properties!!!

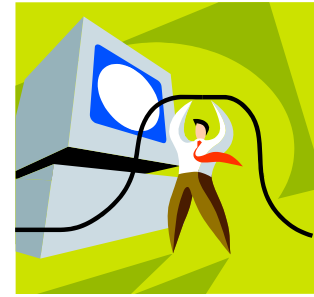
First National Bank of River Falls is now an Eligible Guaranteed Rural Rental Housing Lender

Rural Development State Director, Frank Frassetto, recently announced that First National Bank of River Falls is now an eligible Guaranteed Rural Rental Housing (GRRH) lender in Wisconsin.

"We're very pleased to add First National Bank of River Falls to our list of eligible lenders. Along with the other lenders around the nation, First National Bank of River Falls and Rural Development form a strong partnership committed to providing the financial resources necessary to assist in the continued growth of the development of multi-family housing facilities in rural Wisconsin," said Frassetto. "Building partnerships is a great way for our agency to meet the challenges put forth by the Bush administration to increase the availability of affordable housing in rural America," he added.

The Guaranteed Rural Rental Housing Program serves the rental housing needs of low and moderate income rural households by providing loan guarantees for newly constructed or rehabilitated rental property in eligible rural areas. Guarantees may be used in conjunction with other subsidy programs, such as the Low-Income Tax Credits, HOME and state rental assistance programs. Loans can be made for a variety of rental housing types, including family, elderly and congregate housing. In addition, loans can be made for new construction, moderate or substantial rehabilitation, and combination construction and permanent loans.

First National Bank of River Falls provides affordable financing in Wisconsin through its branch offices in River Falls and Prescott.



TENANT RESOURCE CENTER

TENANTS' RIGHTS IN WISCONSIN

Did you know that, according to the 2000 Census, 32% of Wisconsin residents are tenants?

The Tenant Resource Center (TRC) is the only nonprofit agency that serves the entire state. TRC has been working to expand and improve its services for tenants and landlords statewide.

For the last year counseling services and information about rental laws and referrals are available at (877) 238-7368. A manual for tenants is expected to arrive Spring 2006.

Another option is to visit the newly expanded website for information on state rental laws, downloadable brochures, useful forms and materials in Spanish. That website is available at www.tenantresourcecenter.org.



In the News



Congratulations to Impact Seven on the award of a \$2.125 million Grant for the preservation revolving loan fund for FY 2005. They will be up and running in FY 2006. For more information on the criteria for this program please contact Angela Kazmeirski at (715) 357-3334.

In the 2006 budget, funds were again allocated for this program. Please watch for the Notice of Funding Availability: Section 515 Multi-Family Housing Preservation Revolving Loan Fund (PRLF) Demonstration Program. The Rural Housing Service (RHS) will carry out a housing demonstration program to provide revolving loans for the preservation and revitalization of low-income multi-family housing. Housing that is assisted by this demonstration program must be financed by RHS through its multi-family housing loan program under Section 515 of the Housing Act of 1949.

Questions & Answers

Q: What is the penalty if a Tenant Certification (TC) is transmitted before the 10th but was rejected, and the correction was not submitted until after the 10th?

A: The TC will be considered late and overage will be charged.

Q: What is the penalty for late submission of tenant certifications that aren't expired, but are prepared due to a change in income or household status?

A: There are no penalties but adjustment may occur if actions are submitted after the worksheet has been approved.



*February is fast
approaching!!!*

HELP WANTED! **Need current information on borrowers/owners**

As with any business, changes to management and/or members occur on a daily basis.

In an effort to provide better assistance to all Rural Development customers, current information regarding contact names, addresses and phone numbers is an ongoing process.

If you have any changes to members, please forward this onto the Rural Development State Office in Stevens Point.

Are you ready to transmit tenant certifications and project worksheets utilizing the Management Interactive Network Connection?

CFR 7—3560, HB 3, Chapter 3 addresses the use of automated systems for all Multi-Family Housing borrowers and management.

MINC (Management Interactive Network Connection) is a database used by the Agency to maintain the system information on all projects.

Within twelve months of the date of publication of the interim final regulation (CFR 7 - 3560, February 24, 2005 implementation date) projects with more than eight units will be required to submit tenant certifications through MINC.

RURAL DEVELOPMENT EMPLOYEE

SPOTLIGHT

CONGRATULATIONS

WI USDA Rural Development 2005 Employee of the Year Award Recipients!

Dave Schwobe
Area Director (Shawano)
Director of the Year

Sara Kendall
Loan Specialist (Dodgeville)
Field Office Program Specialist of the Year

Cheryl Halvorson
Loan Specialist (State Office)
State Office Program Specialist of the Year

Cora Schultz
Rural Development Manager (Barron)
Field Manager of the Year

Melissa Glaser
Rural Development Technician (Barron)
Field Office Support Staff of the Year

Julie Czappa
Rural Development Technician (State Office)
State Office Support Staff of the Year

Top WI Rural Development Offices in 2005 in delivering the Single Family Housing Program

**Dodgeville Local Office
Fond du Lac Local Office
Viroqua Local Office**

Top WI Rural Development Office in 2005 in delivering and servicing the Multi Family Housing and Business and Community Programs!

Shawano Area Office

WELCOME

New WI USDA Rural Development Employees!

Kou Xiong
Loan Specialist (Fond du Lac)
Anna Miller
*Rural Development Technician
(Menomonie)*

CONGRATULATIONS

Janeen Folgers
*Promoted to Rural Development Manager
(Black River Falls)*

PROGRAM ALLOCATIONS AND ACTIVITY

Program		FY 2005 Allocation	FY 2005 Activity	FY 2006 Allocation
S F H	Direct Homeownership Loans (502)	\$ 17,881,409	\$ 21,814,645	
	Guaranteed Homeownership Loans (502)	\$ 41,206,768	\$ 100,100,811	
	Homeownership Repair Loans and Grants (504)	\$ 1,302,000	\$ 1,383,052	
	Technical Assistance Grants	\$ 11,000	\$ 11,000	
R H P	Multi Family Housing Loans (515)	\$ 950,000	\$ 950,000	
	Housing Preservation Grants	\$ 172,054	\$ 172,054	
	Farm Labor Housing Loans and Grants	\$ 645,000	\$ 645,000	
	Multi Family Housing Rental Assistance	\$ 10,393,152	\$ 10,393,152	
	Preservation Revolving Loan Funds	N/A	\$ 2,125,000	
C F	Community Facility Direct Loans	\$ 6,229,000	\$ 5,252,510	
	Community Facility Loan Guarantees	\$ 4,401,000	\$ -	
	Community Facility Grants	\$ 293,000	\$ 3,481,950	
R U P	Water and Waste Disposal Loans	\$ 20,489,000	\$ 23,483,900	
	Water and Waste Disposal Grants	\$ 6,810,000	\$ 6,492,579	
	Electric Loans ^{(1)*}	N/A	\$ 285,527,000	
	Telecommunications Loans & Grants ^{(2)*}	N/A	\$ 31,484,500	
R B P	Business and Industry Loan Guarantees	\$ 10,924,000	\$ 31,263,500	
	Rural Business Enterprise Grants	\$ 446,000	\$ 633,000	
	Rural Business Opportunity Grants	N/A	\$ 438,088	
	Intermediary Relending Program	N/A	\$ 375,000	
	Cooperative Development Grants	N/A	\$ 300,000	
	Value Added Development Grants	N/A	\$ 487,867	
	Rural Economic Development Loans & Grants	N/A	\$ 1,200,000	
Renewable Energy Grants	N/A	\$ 1,466,458		
C D	EC/EZ	N/A	\$ 190,133	
TOTAL ALL PROGRAMS		\$ 122,153,383	\$ 529,671,199	\$ -

^{(1)*} Please see page 6

^{(2)*} Please see page 6

FY-2005-Allocation-and-Activity.xls

FOOTNOTES TO PROGRAM ALLOCATIONS AND ACTIVITY

Electric Loans

- (1)* Chippewa Valley Electric Cooperative, Cornell, WI (\$5,527,000)
- Dairyland Power Cooperative, La Crosse, WI (\$280,000,000)

Telecommunications Loans & Grants

- (2)* Northeast Telephone Company, Pulaski, WI (\$3,613,000)
- Mount Horeb Telephone Company, Mount Horeb, WI (\$7,667,350)
- Amherst Telephone Company, Amherst, WI (\$683,400)
- Nelson Telephone Cooperative, Inc., Nelson, WI (\$5,262,200)
- Price County Telephone Company, Phillips, WI (\$3,072,250)
- Siren Telephone Company, Inc., Siren, WI (\$371,300)
- Bloomer Telephone Company, Bloomer, WI (\$6,082,000)
- Baldwin Telecom (Broadband Loan), Hudson, WI (\$4,733,000)

**HOUSING IMPACT
FY 2005**

	Families Benefited	RD Dollars	Partner Dollars	Other	Total
HOMEOWNERSHIP					
Guaranteed	951	\$100,100,811	\$0	\$0	\$100,100,811
Direct	218	\$21,814,645	\$844,628	\$346,920	\$23,006,193
TOTAL	1169	\$121,915,456	\$844,628	\$346,920	\$123,107,004
HOME REPAIR					
Loans	124	\$710,669	\$65,217	\$0	\$775,886
Grants	131	\$67,233	\$78,817	\$0	\$146,050
TOTAL	255	\$777,902	\$144,034	\$0	\$921,936
TECHNICAL ASSISTANCE					
Packaging Grant ^{(1)*}	2	\$1,000	\$0	\$0	\$1,000
Homebuyer Education	0	\$0	\$0	\$0	\$0
Self Help ^{(2)*}	0	\$10,000	\$0	\$0	\$10,000
TOTAL	2	\$11,000	\$0	\$0	\$11,000
MULTI FAMILY HOUSING					
MFH: Rehabilitation & Preservation ^{(3)*}	345	\$950,000	\$16,538,279	\$0	\$17,488,279
MFH: Housing Preservation Grants ^{(4)*}	23	\$172,054	\$172,054	\$0	\$344,108
MFH: Renewed Rental Assistance	1136	\$10,393,152	\$0	\$0	\$10,393,152
Farm Labor Housing ^{(5)*}	16	\$645,000	\$0	\$0	\$645,000
Preservation Revolving Loan Funds ^{(6)*}	1	\$2,125,000	\$2,125,000	\$0	\$4,250,000
TOTAL	1504	\$11,515,206	\$16,710,333	\$0	\$33,120,539
TOTAL HOUSING IMPACT	2930	\$134,219,564	\$17,698,995	\$346,920	\$157,160,479

^{(1)*} Please see page 8

^{(2)*} Please see page 8

^{(3)*} Please see page 8

^{(4)*} Please see page 8

^{(5)*} Please see page 8

^{(6)*} Please see page 8

USDA RURAL DEVELOPMENT—A YEAR IN REVIEW

THANK YOU!

USDA Rural Development would like to say thank you to all our partners for your commitment to our programs this past year. With your help, we have achieved another successful year in all USDA Rural Development programs. Together we have achieved our goal to make rural Wisconsin a better place to live and work by financing a new business that will create more jobs for its residents. These achievements would not be possible without your support of our programs.

Thank you and we look forward to working with you towards another successful year in 2006.

**FOOTNOTES TO HOUSING IMPACT
FY 2005**

(1)* Menominee Native American Tribe

(2)* Central Wisconsin Community Action Council (Pre-Development Self Help Housing Grant)

(3)* Arena Housing Authority, Arena, WI \$95,406

Lafayette Housing Authority, South Wayne, WI (\$133,000)

Bayfield Co Hsg Redevelopment LLC - 90, Drummond, Iron River, Bayfield, Washburn, Grandview, WI (\$9,333,212)

Bayfield Co Hsg Redevelopment LLC - 48, Iron River, Bayfield, Port Wing, Washburn, WI (\$4,299,932)

I-W West LLC, Pittsville, Westfield, WI (\$1,611,127)

I-W East LLC, Iola, Scandinavia, WI (\$864,602)

GSA Dream Properties, Shawano, WI (\$201,000)

(4)* Community Development Alternatives, Inc., Prairie du Chien (\$66,402)

Neighborhood Housing Services of Richland County, Inc., Richarland Center (\$65,402)

Central Wisconsin Community Action Council Inc., Wisconsin Dells (\$40,250)

(5)* UMOS, Jefferson, WI (\$357,500 Loan) (\$287,500 Grant)

(6)* Impact Seven, Inc., Almena, WI (\$2,125,000)