

NAHMA News

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

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Congress Funds Affordable Housing Programs for FY 2016

On Dec. 18, the Consolidated Appropriations Act of 2016 was passed into law. This appropriations bill was an omnibus package, meaning it combined the 12 regular federal appropriations bills into one, including the Transportation, Housing and Urban Development (T-HUD) bill for the remainder of fiscal year 2016.

The path to this omnibus was rocky and full of partisan conflict over spending levels. This past summer, lawmakers in the Senate and House appropriations committees released T-HUD funding bills that would have been devastating to affordable housing programs. As outlined in a previous *NAHMA Analysis*, the appropriators were working under tight spending caps as mandated by the Budget Control Act of 2011. If these budget caps were exceeded, then arbitrary spend-


While the omnibus appropriations bill for FY 2016 was not perfect, it did address some of NAHMA's most important goals, especially in the Section 521 Rental Assistance program. Arriving at this point was not easy, and the appropriations process for FY 2016 was rife with partisan conflict.

ing cuts known as sequestration would have been implemented across all federal programs. These caps were found to be unworkable due to the "tyranny of math" as Senate T-HUD Appropriations Chair Susan Collins (R-ME) said during the T-HUD bill markup earlier this year.

Though the House of Representatives managed to pass most of its appropriations bills, none were passed in the Senate and lawmakers needed to pass a continuing resolution (CR) to continue funding past the end of the federal fiscal year, which ended Sept. 30. A CR was passed at the end of September and provided funding at the FY 2015 level until Dec. 11, 2015.

Congress used the time granted by the CR to negotiate a budget deal. On Oct. 30, the Bipartisan Budget Act of 2015 was passed by both chambers of Congress and signed in to law. This budget deal allowed for an additional \$80 billion in

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Fulfilling Our Mission

NAHMA'S MISSION IS TO SUPPORT legislative and regulatory policy that promotes the development and preservation of decent and safe affordable housing. NAHMA serves as a vital resource for technical education and information, fosters strategic relations between government and industry, and recognizes those who exemplify the best in affordable housing.

Throughout 2015, NAHMA advocated for support for affordable housing programs while encouraging its members to add their voices to the calls for full funding of these programs in fiscal year 2016. In December, Congress approved a budget that avoided across the board cuts known as sequestration and eliminated the need for continuing resolutions to keep the government from shutting down every few months.

While Congress did not provide all of the funding levels NAHMA and its members were advocating for, the shortfalls to individual programs were not as devastating as early budget discussions had indicated. The lead article in this issue breaks down the figures for Department of Housing and Urban Development and U.S. Department of Agriculture's Rural Development housing programs.

Besides the appropriations omnibus bill, affordable housing programs also benefitted from components of the Fixing America's Surface Transportation Act. Among the amendments to the bill were the Housing Assistance Efficiency Act, the Private Investment in Housing Act, the Tenant Income Verification Relief Act and the Preservation Enhancement and Savings Opportunity

Act. For details on these amendments, see page 15.

And in keeping with our mission to recognize those who exemplify the best in the affordable housing industry, NAHMA will be honoring individuals and communities that are the "best of the best" at its annual March meeting. The COQ Awards luncheon on Monday, March 7, highlights the four properties that were named Communities of Quality award winners for 2015. NAHMA received 50 applications, which represents a sizeable increase over last year, proving that the people in the multifamily housing industry take pride in providing quality, safe, affordable housing for low- and moderate-income Americans. Descriptions of the winning communities can be found on page 17.

Later that same evening, NAHMA will be handing out its annual Industry Awards that recognize individuals and AHMAs that have made significant contributions to NAHMA and the affordable housing industry. The winners are listed on page 21.

We are not done with the accolades. Now is the time to work on your Vanguard Award application, which highlights success in the multifamily affordable housing industry by recognizing and benchmarking new, quality multifamily affordable housing development. The deadline for applications is April 4. Details on the awards program are available on page 25. The winners will be honored at the annual summer forum in San Francisco. **NN**

Kris Cook, CAE, is executive director of NAHMA.

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spending over fiscal years 2016 and 2017, an amount achieved through offsets in other federal accounts. Most importantly, the budget deal gave appropriators more breathing room to design the omnibus bill. Another temporary CR was passed on Dec. 11 to continue funding until Dec. 16, since lawmakers needed more time to finalize the omnibus.

APPROPRIATIONS FOR HUD AFFORDABLE HOUSING PROGRAMS

Project-Based Section 8: The omnibus provided a total of \$10.6 billion for the Project-Based Section 8 (PBS8) program in FY 2016, of which \$10.4 billion was provided for the renewal of contracts.

Throughout 2015, HUD began the process of transferring all PBS8 contracts to a calendar year funding model. Under this model, all contracts would be funded once on Jan. 1 regardless of the contract’s anniversary date, meaning contracts would be funded from Jan. 1 through Dec. 31, but renewal anniversary dates will still fall throughout the year.

Figures for the total cost to fund all PBS8 contracts in FY 2016 varied greatly, but NAHMA estimated \$10.8 billion as the minimum funding threshold. The omnibus bill contained \$10.4 billion for contract renewals. While this number was lower than the association’s initial figure, lawmakers and HUD determined that \$10.4 was sufficient to fund all contracts for their full 12-month terms beginning on Jan. 1, 2016.

Tenant-Based Rental Assistance (Housing Choice Vouchers): A total of \$19.6 billion was provided for the Tenant-Based Rental Assistance Program—also known as Housing Choice Vouchers—of which \$17.7 billion was provided for voucher renewal.

After across-the-board cuts known as sequestration were implemented in 2013 due to federal spending exceeding the set limit as agreed to in the Budget Control Act, funding for all discretionary federal programs was cut by 5 percent. In the

Tenant-Based Rental Assistance Program, some 67,000 vouchers had to be recalled by Public Housing Authorities (PHAs). This was a major blow to low-income families who essentially had their housing voucher stripped from them and to cities that have waiting lists containing tens of thousands of people.

In the president’s budget for FY 2016, the Obama administration aimed to restore all of the lost vouchers through increased funding. The omnibus did not deliver the requested increase and it provided only a moderate increase over the FY 2015 enacted level. However, in the committee report, which accompanies each appropriations bill, lawmakers highlighted their reason for this decision: “The agreement provides funding for the full voucher renewal need (100 percent renewal), based on revised estimates from the department that reflects more accurate and updated data since the submission of the budget request.”

The \$19.6 billion total for Housing Choice Vouchers did include funding explicitly for new vouchers under the HUD-Veterans Affairs Supportive Housing Program (HUD-VASH).

Section 202 Supportive Housing for the Elderly: The omnibus contained \$432 million for the Section 202 Housing for the Elderly program. Of this amount, \$77 million was set aside for service coordinators. NAHMA supported the \$432 million in funding and the amount allotted to service coordinators.

In 2014, Congress provided HUD with funding for a demonstration program to test different models of housing with services for the elderly. Called “Housing with Services Models for the Elderly,” the demonstration sought to improve property-centered health services for seniors such as “enhanced service coordinator” positions. The omnibus however did not provide additional funding for this demonstration program.

Section 811 Supportive Housing for Persons with Disabilities: The omnibus provided a total of \$150 million for the Section 811 Housing for Persons with Disabilities program. NAHMA supported the Obama administration’s budget request of \$177 million. Still the

continued on page 6

Appropriations for HUD Affordable Housing Programs

Program	FY 2016 Omnibus	FY 2016 Budget Request	FY 2015 Enacted
Tenant-Based Rental Assistance	\$19,628	\$21,124	\$19,304
Contract Renewals	\$17,681	\$18,334	\$17,486
Project-Based Rental Assistance	\$10,622	\$10,760	\$9,730
Contract Renewals	\$10,407	\$10,545	\$9,520
Contract Administrators	\$215	\$215	\$210
Supportive Housing for the Elderly (Sec. 202)	\$432	\$455	\$420
Service Coordinators	\$77	\$77	\$70
Supportive Housing for Persons with Disabilities (Sec. 811)	\$150	\$177	\$135
Community Development Block Grant	\$3,000	\$2,800	\$3,000
HOME	\$950	\$1,060	\$900

Figures Expressed in Millions

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moderate increase over FY 2015 was a step in a positive direction.

HOME Investment Partnerships

Program: A total of \$950 million was provided for the HOME Investment Partnerships program.

One of the most alarming provisions from the Senate’s T-HUD Appropriations bill earlier in 2015 was the proposed dramatic cut to HOME. The Senate targeted \$66 million for the program, which would have amounted to a 93 percent cut from the FY 2015 enacted level. Since HOME is used as gap financing for the construction/rehabilitation of multifamily properties under the Low-Income Housing Tax Credit (LIHTC), this cut would have greatly affected the construction of new affordable units.

The House T-HUD appropriations bill from earlier in 2015 would have also severely cut HOME. In the House bill, \$900 million would have been made available for HOME, but of this amount, \$767 million was directly appropriated. The remaining amount would have come from the Housing Trust Fund (HTF). The HTF is an affordable housing production program that complements existing federal, state and local efforts to increase and preserve the supply of housing. NAHMA was opposed to this change and insisted to Congress that the HOME and HTF funding streams should remain separate.

Fortunately, lawmakers decided not to raid the HTF and place cuts on HOME. NAHMA supported the \$950 million slated in the omnibus for HOME in FY 2016.

Community Development Block Grant:

The \$3 billion slated for the Community Development Block Grant (CDBG) program was consistent with the FY 2015 enacted level and was \$200 million higher than the president’s request. NAHMA supported the omnibus figure for CDBG in FY 2016.

APPROPRIATIONS FOR RURAL HOUSING PROGRAMS

Section 521 Rental Assistance: The omnibus provided a total of \$1.4 billion

for the Section 521 Rental Assistance (RA) program. This amount was \$301 million above the FY 2015 enacted level and \$211 million above the Obama administration’s budget request. NAHMA anticipated that this large increase would allow the U.S. Department of Agriculture’s Rural Development (RD) to compensate owners who did not receive RA in summer and fall 2015.

In the FY 2015 Agriculture Appropriations bill, Congress adopted language that eliminated the automatic renewal of rental assistance contracts that occur within the 12-month contract period in the Section 521 program. NAHMA and other industry groups opposed this change. Then in the summer of 2015, rural property owners whose RA funding had been prematurely exhausted learned from RD that no additional RA funding was available in FY 2015. RD initially stated then that this issue would be limited to 50 properties. However, it soon became evident that the problem exceeded that estimate as more owners/agents discovered that RA funding was no longer available. Several NAHMA members who participate in the RA program were affected and did not receive RA for many months.

NAHMA met with appropriations staff to correct this issue and reverse the problematic language from the FY 2015 Agriculture Appropriations bill that prevented properties from renewing RA funding within their 12-month contract period.

The association developed and successfully advocated for inclusion of new language for the CR passed on Sept. 30. Additionally, the agency stated that it was using a new forecasting method for determining the RA need.

The omnibus also addressed many of NAHMA’s concerns for the RA program. First, the increased funding level was expected to further help RD in compensating property owners and ensuring that all contracts are funded for their full 12-month terms. Additionally, the controversial language barring contracts from being renewed within the 12-month period was removed. This was a major victory that will help prevent future contract shortfalls.

Also included is new language that further provided the agency with authority to retroactively pay owners who did not receive their RA in FY 2015 and the beginning of FY 2016. This language granted the Secretary for the U.S. Department of Agriculture the authority to recapture RA from properties that received more funding than their true need.

The agency noted that while many contracts were underfunded in FY 2015, some received a funding amount greater than the properties’ true cost. With the new forecasting method for RA payments, it is expected that the agency will resolve these differences and that all properties receiving Section 521 RA will be given the correct funding.

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Appropriations for Rural Affordable Housing Programs

Program	FY 2016 Omnibus	FY 2016 Budget Request	FY 2015 Enacted
Section 521 Rental Assistance	\$1,389	\$1,172	\$1,088
Section 515	\$28.40	\$47.27	\$28.40
Multifamily Revitalization	\$37	\$34	\$24
Rural Housing Vouchers	\$15	\$15	\$7
Section 538 Loan Level	\$150	\$200	\$150

Figures Expressed in Millions



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The committee report accompanying the omnibus further directed RD to address issues in the RA program: “The agreement expects that the Rural Housing Service will continue to take steps to use to the maximum extent possible rental assistance from expired agreements to address shortfalls. Provisions in the Rental Assistance appropriations are meant to confirm these actions and encourage them to continue The agreement also directs the Secretary to provide the Committees quarterly reports on the number of renewal agreements approved, the amount of rental assistance available, and the anticipated need for rental assistance for the remainder of the fiscal year.”

If you are an owner or manager of a Section 521 property and you continue to have issues with RA funding, contact NAHMA staff as soon as possible. The association wants to ensure that all properties are funded for their full 12-month term and wants RD to be aware of any lingering issues.

Section 515 Rural Rental Housing Loans: For the Section 515 Rural Rental Housing Loans program, the omnibus provided \$28.4 million, an amount on par with the FY 2015 enacted level.

Meanwhile, the Section 515 portfolio is facing an impending crisis due to the number of properties that is reaching the end of their mortgage. Under current law, when a Section 515 mortgage expires, the Section 521 RA that makes the property affordable also expires. The loss of RA causes rent increases, and would likely make the units too expensive for low-income residents to afford. According to RD, loans on more than 11,500 properties will mature by the year 2024. This represents nearly 333,845 units of affordable housing. More than 400,000 low-income residents live in rental housing financed through Section 515, so the loss of units would be devastating for rural communities.

NAHMA and other industry groups have been actively raising awareness of

this issue with lawmakers and stakeholders. Fortunately, these efforts are working and members of Congress and staff of the Government Accountability Office (GAO) are paying attention. In the committee report, the growing concerns in the Section 515 portfolio were acknowledged: “The increasing number of Section 515 multifamily housing loans that are reaching maturity and being paid off is a significant threat to very low-income rural households needing affordable housing. As these developments result in projects leaving the program, very low-income households face untenable rent increases and possible eviction. The Secretary [of the USDA] is directed to: provide every assistance possible to the Government Accountability Office in their analysis of this issue; review and evaluate all authorities available under Section 510 of the Housing Act of 1949; and, in conjunction with program partners and other interested parties, develop innovative options to retain projects in USDA’s affordable housing program.”

The GAO analysis requested by the committee seeks answers on the number of properties that could lose their affordability and RD’s preservation strategies for the portfolio. NAHMA hopes that this report will shed more light on the issues in the 515 portfolio and will identify solutions to ensure that no residents lose their homes. The association will work with RD to determine a solution that works best for both owners and tenants.

Multifamily Revitalization Program and Rural Housing Vouchers: The omnibus provided a major increase for the Multifamily Revitalization Program and Rural Housing Vouchers. A total of \$37 million was provided for the Revitalization program, of which \$15 million was designated for Rural Housing Vouchers. This represented a \$13 million increase over the FY 2015 enacted level, and an allocation that was more than double for Rural Housing Vouchers.

The funding for Rural Housing Vouch-

ers was especially critical in light of the issues facing the Section 515 portfolio. These vouchers may be used by residents of rental housing projects financed through Section 515 loans that have seen their mortgages prepaid after Sept. 30, 2005. They allow tenants to remain in existing communities or move to other rental housing. NAHMA supported expanding the use of Rural Housing Vouchers to protect tenants in properties with maturing Section 515 mortgages and urged lawmakers to ensure the appropriations language achieves this goal. The increase included in the omnibus shows that lawmakers are taking steps to protect low-income tenants.

Section 538 Multifamily Housing Guarantees: The Section 538 Multifamily Loan Guarantee program provides loan guarantees that encourage construction, acquisition, or rehabilitation of rural multifamily housing for low-income residents. NAHMA preferred the president’s budget figure of \$200 million for this program, but supported the \$150 million appropriations for FY 2016.

TAKEAWAYS

While the omnibus appropriations bill for FY 2016 was not perfect, it did address some of NAHMA’s most important goals, especially in the Section 521 Rental Assistance program.

The most important event was the passage of the two-year budget agreement that lifted the spending caps for fiscal years 2016 and 2017. Without this agreement, lawmakers would have been forced either to pass appropriations legislation under the strict budget caps or to pass a full-year continuing resolution.

NAHMA continues to monitor the most important program considerations such as the funding for PBS8 in FY 2016. The association wants to ensure that all affordable housing programs have received full funding through the omnibus so that situations like the Section 521 RA contract shortfall calamity do not occur in other programs. **NN**

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15 Things to Watch for in 2016

HAPPY NEW YEAR! I WISH ALL NAHMA members a joyful and successful year in 2016! Last year was pretty exciting in the housing policy world. From new Obama administration initiatives, a U.S. Supreme Court decision, HBO series, congressional hearings and legislation, and daily news headlines, affordable housing seemed to remain in the national spotlight throughout 2015. The year ahead is sure to bring more attention with the culmination of the Obama administration and 114th Congress, fall elections and the continued high demand for affordable housing with limited resources. Below are 15 items, including regulations, legislation and reports that NAHMA will be keeping a close eye on throughout the year.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

HUD will surely be active this year with a few final rules set to be issued by the summer. The department must also begin implementation of some new policies and programs.

1. A final rule, Improving the Previous Participation Reviews of Prospective Multifamily Housing and Healthcare Programs Participants, will be issued. NAHMA is interested to see if an alternative to the HUD 2530 form or review process will be finalized.
2. A final rule, Quid Pro Quo and Hostile Environment Harassment and Liability for Discriminatory Housing Practices under the Fair Housing Act is expected this year. NAHMA is interested to see the vicarious liability standards revised.
3. A final rule, The Violence Against Women Reauthorization Act of 2013:

Implementation in HUD Housing Programs, will be issued. NAHMA is interested to see revisions to the emergency transfer plan.

4. A proposed rule, Establishing a More Effective Fair Market Rent (FMR) System; Using Small Area Fair Market Rents (SAFMRs) in Housing Choice Voucher Program Instead of the Current 50th Percentile FMRs, will be issued for public comment. NAHMA will be looking for HUD to delay moving forward on this rule.

5. Pay for Success Demonstration (Energy Retrofit for Project-Based Projects) will be issued. NAHMA will be looking forward to HUD solicitation and selection of 20,000 units to participate in this demonstration.

6. NAHMA will be looking forward to the allocation of Housing Trust Funds to states and use of the funding towards affordable housing.

7. HUD begins implementing the Affirmatively Furthering Fair Housing Rule. NAHMA will be looking to communities and member feedback on the AFFH process.

U.S. DEPARTMENT OF AGRICULTURE/ RURAL HOUSING SERVICE (RHS)

8. NAHMA is interested to see if any major issues continue with renewing all rental assistance contracts.

9. NAHMA is interested to hear RHS plans to deal with maturing mortgages and to keep the affordable housing stock available.

LOW-INCOME HOUSING TAX CREDIT (LIHTC)

10. NAHMA is interested to see if Congress decides to do any major tax reform,

and if so, how it impacts the LIHTC.

11. NAHMA will continue advocating that Congress permanently establish the 4 percent rate.

12. The Government Accountability Office (GAO) is expected to complete two reports on LIHTC.

U.S. CONGRESS

13. NAHMA submitted a list of recommendations to the House Financial Services Committee in response to Chairman Jeb Hensarling's (R-TX) request for how to improve HUD and how best to fight the problems of poverty and housing affordability in America. We are interested to see the committee's response.

14. NAHMA will be advocating the passage of H.R.3700, Housing Opportunity through Modernization Act of 2015.

15. Elections: The presidential and congressional elections will surely dominate the national stage this year. Which candidates will emerge as finalists and ultimately as winners? What will be their policy positions on affordable housing?

In conclusion, 2016 looks to be busy year. In addition to these 15 items listed, many more issues are likely to emerge. However, here is one extra New Year's resolution, goal or challenge for you: We are requesting all NAHMA members, just once this year, to please contact all of the members of Congress who represent the districts where you live and the districts where your properties are located. Tell them about the great work you are doing and invite your elected officials to visit your properties. NAHMA looks forward to hearing from you and advocating on your behalf. **NN**
Larry Keys Jr. is director of government affairs for NAHMA.

Tax Extenders, Omnibus Legislation Provide Rare Certainty for Tax Credit Community

WHEN HOUSE AND SENATE LEADERS announced their tax extenders and omnibus spending bills in mid-December, the tax credit community got a rare gift: a strong degree of certainty, which was a big change from recent year-end legislation.

KEY TAX CREDITS EXTENDED

After months of talks and weeks of serious negotiations over tax extenders and spending, Congress struck a pair of deals less than two weeks before Christmas that provided rare midterm certitude for several tax credits:

- The minimum 9 percent low-income housing tax credit (LIHTC) applicable percentage for federally unsubsidized developments was made permanent. However, the bill does not include a provision to establish a minimum 4 percent for LIHTC used to finance the acquisition of existing property.
- The new markets tax credit (NMTC) was extended five years at \$3.5 billion in allocation issuance authority per year through 2019. A provision that would have indexed the NMTC for inflation was rumored to be under consideration, but did not make the final bill.
- The renewable energy investment tax credit (ITC) and production tax credit (PTC) were extended with gradual phasedowns.

It was the same year-end tax extenders dance we've seen over and over, but with a different outcome. Unlike recent years, when Congress pushed decisions down the road by instituting short-term extensions, the late 2015 legislative measures provided midrange stability.

The provisions came in separate, but related bills announced hours apart

Dec. 15-16. The first was a \$622 billion extenders bill (called the Protecting Americans from Tax Hikes Act of 2015) that included the provisions for the LIHTC 9 percent applicable percentage and NMTC extension. It included some other significant items:

- Making permanent the military housing allowance for LIHTC income qualification for personnel stationed at or near certain military bases.
- Extending bonus depreciation through 2019 at 50 percent for the first three years, phased to 40 percent and 30 percent over the final two years.
- Extending the section 45L credit for energy-efficient new homes in buildings of three stories or fewer that are acquired before Jan. 1, 2017.
- Extending the section 179D energy-efficient commercial and multifamily buildings deduction for buildings of four or more stories for improvements based on the updated standard for American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) that are placed in service before Jan. 1, 2017.

The tax extenders legislation also included a two-year extension of the PTC, but that became moot when the 2016 Consolidated Appropriations Act of 2016 was announced hours later with new renewable energy tax credit extensions. The omnibus legislation was a \$1.1 trillion bill to fund the government through the end of September 2016 and included:

- A five-year phasedown of the PTC, with the credit dropping by 20 percent each year starting in 2017 and an expiration date of 2020. The applicable percentage is based on the year that

projects start construction and developers will have the option to claim the 30 percent ITC in lieu of the PTC at the same declining percentage.

- A five-year extension and phasedown of the ITC, remaining at 30 percent for projects under construction through the end of 2019, then dropping to 26 percent in 2020 and 22 percent in 2021 before the 30 percent ITC expires in 2022. The 10 percent ITC would remain unchanged in the code.
- An extension of the temporary credit for solar residential energy-efficient properties at the same rate as the ITC.

BEYOND THE TAX CREDIT COMMUNITY

While the bills were big news for those in affordable housing, community development and renewable energy communities, both pieces of legislation had considerable additional significance. The extenders bill included more than 50 items, including changes and permanency for the research and development tax credit, the enhanced child tax credit and the earned income tax credit.

The omnibus legislation was also sweeping, with much of the immediate focus on a delay in the "Cadillac tax" for Obamacare, the lifting a 40-year ban on domestic crude oil exporting and a change in the so-called Visa Waiver Program. The omnibus bill also provided \$950 million for the U.S. Department of Housing and Urban Development (HUD) HOME program—resurrecting it after the Senate virtually proposed eliminating it in July—while not, as feared, taking any money from the National Housing Trust Fund. The spending bill

also provided \$19.6 billion for Housing Choice Voucher program and \$10.6 billion for project-based rental assistance.

HOW THE DEAL DEVELOPED

Ultimately, Congress avoided having to scuttle plans originally made a little more than 12 months earlier when former House Ways and Means Committee Chairman David Camp (R-MI) worked with then-Senate Majority Leader Harry Reid (D-NV) and Sen. Chuck Schumer (D-NY) to attempt to make certain extenders permanent in 2014. This year, Speaker Paul Ryan (R-WI) current Ways and Means Committee Chairman Kevin Brady (R-Texas), Senate Finance Committee Chairman Orrin Hatch (R-Utah), Sen. Ron Wyden (D-OR), Reid and Schumer worked to settle the tax credit discussions. That they reached an extenders deal is saying something, since there were several times as Washington prepared for its winter break that hopes for a major year-end agreement faded. Lawmakers squabbled over which of the dozens of expiring provisions should be made permanent, which should be temporarily extended and which should expire. They also debated whether to make the extender package a part of the omnibus bill or to attempt to pass it separately.

Unrelated political issues intervened: some Republicans claimed that congressional Democrats were trying to force them to withdraw “riders” to the original spending bill, including those placing limitations on the ability of Syrian and Iraqi refugees to enter the country and a rollback of some regulations required by the Dodd-Frank Wall Street reform law of 2010. They insisted that Democrats were using the deadline and need for a

bill to continue government funding to weed out the proposals they opposed.

A week before the deadline, Brady proposed a fallback plan that was familiar to those in the tax credit world: an amendment to existing legislation that included two-year extensions for many tax credits. The idea was to have a blueprint for extenders in case the bigger-picture plan to make some of the credits permanent faltered once again.

Brady’s proposal included extensions through the end of 2016 for the PTC, NMTC and 9 percent LIHTC floor. In short, the proposed bill looked a lot like the legislation Congress approved in

Will a clean table mean that leaders can get down to the nitty-gritty on larger reform issues? Or will the fact that these issues are settled make it less urgent? And with a presidential election coming this year, will all the substantive issues be put on the sidelines until we know which party controls the White House?

the past few years. Fortunately for the tax credit community, it wasn’t needed because Washington broke out of its familiar tax extenders dance.

WHAT NOW?

Now we have permanence for the 9 percent LIHTC floor and longer-than-usual extensions for the NMTC, ITC and PTC. So what’s next? One conclusion is that the tax extender and omnibus legislation will serve as the framework—and possibly the kickoff—to wider tax reform discussions. With the “baseline” for tax revenue adjusted by the permanent extensions of previously temporary provisions, comprehensive tax reform becomes somewhat easier. Congressional leaders have talked for years about a desire for substantial tax reform and for most of that time, the discussions have been interrupted with annual or bian-

nual negotiations on short-term extensions. With so many provisions now settled for the foreseeable future, it will be interesting to see how Washington approaches wider tax reform.

Will a clean table mean that leaders can get down to the nitty-gritty on larger reform issues? Or will the fact that these issues are settled make it less urgent? And with a presidential election coming this year, will all the substantive issues be put on the sidelines until we know which party controls the White House?

As we begin 2016, the immediate future of tax reform is unclear. But in a world of unpredictability, the mid-

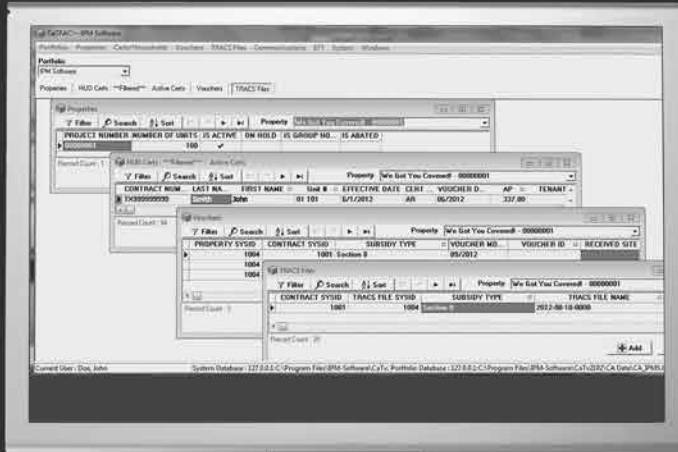
December agreements gave us something new: a degree of certainty about the LIHTC, NMTC, PTC and ITC that we haven’t had for years, if ever. **NN**

Michael Novogradac, CPA, is the managing partner in the San Francisco office of Novogradac & Company LLP. He has more than 25 years of experience specializing in affordable housing, community development and renewable energy. He is the author of numerous real estate-related tax and accounting articles and books, a frequent speaker at tax credit conferences and forums throughout the country, and very active in advocating for the inclusion of affordable housing, historic, new markets and renewable energy tax credits in federal and state policy.

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Transportation Bill Includes Affordable Housing Amendments

Late on Dec. 3, the Senate passed the Fixing America's Surface Transportation Act (FAST) with a vote of 83-16; the House of Representatives passed the bill earlier in the day with a vote of 359-65. The FAST Act is a large, multifaceted transportation bill that included an amendment containing several bipartisan housing bills that were previously approved in the House. These housing bills included as an amendment in the FAST Act are:

■ **H.R.1047**, the Housing Assistance Efficiency Act, introduced by Rep. Scott Peters (D-CA). This bill amends the McKinney-Vento Homeless Assistance Act to allow—in addition to a state, local government or public housing agency—a private nonprofit organization to administer permanent housing

rental assistance provided through the Continuum of Care Program.

■ **H.R.2997**, the Private Investment in Housing Act, introduced by Rep. Dennis Ross (R-FL). This bill provides HUD with the authority to establish a pay-for-success demonstration program and enter into budget-neutral, performance-based agreements that result in the reduction in energy or water costs for multifamily housing properties.

■ **H.R.233**, the Tenant Income Verification Relief Act, introduced by Rep. Earl Perlmutter (D-CO). This bill allows tenants on a fixed income to have their income certified and/or verified once every three years rather than annually. H.R.233 helps streamline and reduce the burdens placed on tenants for purposes of determining their eligibility for certain federal assistance housing

programs, including seniors and other individuals and families who consistently maintain a fixed income.

■ **H.R.2482**, the Preservation Enhancement and Savings Opportunity Act, introduced by Rep. Erik Paulson (R-MN). This bill amends the Low-Income Housing Preservation and Resident Homeownership Act of 1990 (LIPRHA) to allow owners, including nonprofits, of multifamily developments access to remaining profits after all operating expenses and maintenance costs. There had been strong bipartisan support for these bills throughout the 114th Congress and NAHMA supported the provisions of these bills. NAHMA advocated for their passage throughout their various incarnations and was glad to see these provisions enacted. **NN**

Other Affordable Housing Bills of Note

TAX EXTENDERS BILL PASSES: The tax extenders bill titled *The Protecting Americans from Tax Hikes Act of 2015 (PATH Act)* was included in the recently passed omnibus.

The bill is a two-year tax extenders package that continues a number of tax relief provisions that expired at the end of calendar year 2014. Lawmakers have been passing tax extenders legislation in lieu of overall reform in order to prevent tax increases on families and businesses.

While the bill contained a number of additional tax policy changes and reforms to the IRS, NAHMA's main concern continued to be the minimum credit rates applied to the Low-Income Housing Tax Credit (LIHTC). In a major victory for the LIHTC, the bill made permanent the 9 percent minimum credit rate for nonfederally subsidized new buildings. NAHMA has long advocated for this change and was pleased to see it enacted. However, the PATH Act did not contain an establishment of the 4 percent minimum credit rate for property rehabilitation. NAHMA argued that Congress must establish the 4 percent minimum credit rate so that other LIHTC acquisition and rehabilitation projects are not subjected to the unpredictable floating rate system wherein the credit rate continually fluctuates. The floating rate is not as appealing to private investors and may prevent projects from securing adequate funding due to the risk.

COMMITTEE PASSES HOUSING REFORM LEGISLATION: The House Financial Services Committee passed H.R.3700, the *Housing Opportunity Through Modernization Act of 2015* with a vote of 44-10 on Dec. 9.

This bill was first introduced by committee member, and Chairman

of the Housing & Insurance Subcommittee, Blaine Luetkemeyer (R-MO) in October. H.R.3700 incorporated many different housing reform bills introduced in the 114th Congress, specifically bills that shared bipartisan support. The legislation incorporated two bills that passed in the House in early 2015, including the *Preservation Enhancement and Savings Opportunity Act of 2015 (H.R.2482)* and the *Private Investment in Housing Act (H.R.2997)*. The provisions of these bills were included in the recently passed transportation bill, the FAST Act. H.R.3700 also incorporated several provisions from previously introduced bills, such as the *Section Eight Voucher Reform Act of 2011 (SEVRA) (H.R.1209)*, and a drafted bill which was not introduced, the *Affordable Housing and Self-Sufficiency Improvement Act of 2012 (AHSSIA)*.

A few key provisions from these bills were intended to streamline the Section 8 Housing Choice Voucher (HCV) program, including:

- Increasing the maximum contract term for project-based vouchers from 15 to 20 years;
- Streamlining income reviews/determinations;
- Streamlining physical inspection protocols;
- Authorizing HUD to collect utility data; and
- Authorizing USDA's Multifamily Housing Revitalization Program and provides authority for USDA to delegate guaranteed rural housing loan approval to preferred lenders.

Though several of the legislative initiatives in H.R.3700 were enacted through the FAST Act, NAHMA continues to support H.R.3700's other unpassed reforms.

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2015 COQ WINNERS: EXCELLENCE in Affordability

FOR THE 23RD CONSECUTIVE YEAR, NAHMA ANNOUNCED the winners of its annual Communities of Quality (COQ) Awards program. These awards honor the best multifamily affordable housing communities across the country and competition for the awards is steep.

Entrants are judged on how they manage the physical, financial and social conditions of their properties, and on how well they convey their success in offering the highest quality of life for their residents. Award winners take great pride in their staff and resident interactions, their residents' level of engagement with one another and with staff, the excellent training of their staff and



their collaborations with other organizations and agencies.

The 2015 COQ Awards will be presented at NAHMA's annual winter meeting, March 6-8, in Washington, D.C. For details on the NAHMA meeting, visit www.nahma.org/meetings. "This year, we had 50 entrants, representing a noteworthy increase of applicants over last year, which proves that the Communities of Quality Awards program continues to thrive and to be a point of pride for all the contenders," NAHMA President Ken Pagano, CPO, SHCM, NAHP-e, said. "There is no other award that focuses so comprehensively on the everyday life and management expertise of affordable housing properties."

NAHMA's 2015 COQ Awards program is jointly sponsored by HD Supply Multifamily Solutions, a leading supplier of maintenance and renovation products to the multihousing industry and Navigate Affordable Housing Partners, a leading provider of consulting and development services to public housing authorities and the HUD Section 8 Project-Based Contract Administrator (PBCA) for Alabama, Mississippi, Virginia and Connecticut.

NAHMA congratulates the four winners presented on the next pages.

PHOTOS FROM LEFT: Village at Lakeview; Rogers Hall; Lilburn Terrace Apartments; Silver Leaf Terrace

2015 COQ WINNERS

EXCELLENCE in Affordability

EXEMPLARY FAMILY DEVELOPMENT Village at Lakeview Apartments Edgewood, Md.

OWNER: SILVER STREET DEVELOPMENT GROUP
MANAGEMENT: HOUSING MANAGEMENT
RESOURCES
AHMA: MID-ATLANTIC AHMA

At the Village of Lakeview Apartments, the core values of Integrity, Respect, Enthusiasm, Accountability, Commitment and Harmony guide the community and its staff. A key component in the successful management of the community is the relationship between managers and residents. To that end, all team members are trained professionals experienced in management issues, rules and regulations, housing legislation, policy and guidelines. The team is skilled in recognizing and resolving resident issues as they relate to the housing environment.

The Village, which serves 497 residents in 223 garden-style units, offers a full slate of programs and activities for its residents including a six-week

summer camp for school-age children; nature awareness outings at Susquehanna State Park for children; annual family fair complete with a variety of activities for all ages; monthly food giveaways; biannual job preparation classes and fairs; annual baby shower, which provides baby furniture and supplies to those who need them; a library on wheels program during the summer; back to school event where children receive backpacks and supplies; and free weekly legal services, among other enrichment programs.

The community also utilizes a sophisticated security system complete with cameras, video and voice technology and 24-hour real-time video monitoring by an outside provider. Additionally, off-duty police officers are hired to provide on-site security when the management office is closed. Police calls have dropped over the past three years and crime at the Village has become almost nonexistent.

The strong partnership with the local community, residents and management

has enhanced the quality of living and programming for the residents.

EXEMPLARY DEVELOPMENT FOR THE ELDERLY

Rogers Hall Lowell, Mass.

OWNER: ROGERS HALL CORPORATION
MANAGEMENT COMPANY: PEABODY PROPERTIES INC.
AHMA: NEAHMA

Rogers Hall Apartments once housed a prestigious private girls high school. Today it is a 60-unit apartment community for seniors that is a Department of Housing and Urban Development (HUD) Section 202 elderly housing development. Besides supportive services and coordinated activities, Rogers Hall provides its residents with an affordable aging-in-place model.

The resident programs are led by an on-site resident service coordinator who ensures seniors have a high-quality living environment as well as social and physical activities. The programs offered include monthly health clinics, nutrition programs, podiatry clinics, nails and





manicure services, exercise and wellness programs, birthday parties, intergenerational programming with a local elementary school, gardening club, computer classes, book club, quilting club and Tai Chi. There are also educational seminars, movie days, game and card days, book and DVD swaps and resident dinner socials. Four times a year, residents are invited to attend entertainment programs through Mass-Housing's Tenant Assistance Program.

The residents have access to services through referrals by the service coordinator to agencies such as Meals on Wheels, VNA Care Network, Home Care Services, DEAF Inc., Alzheimer's Caregiver Support groups, Adult Health programs, the Council on Aging and Tax Free Assistance. There are also on-site supportive services. The community became smoke free in 2015 and since that time, resi-

dents reported increased quality of living, genuine satisfaction regarding the policy and a few residents said they were trying to quit smoking by taking advantage of the resources provided during the transition.

Rogers Hall's 62 residents, many of whom have lived there for 10-25 years, consider themselves family and even recently celebrated a resident's 100th birthday with a large party including family, friends, neighbors, community members and elected officials. In addition, the residents make meals for each other, shop together, keep each other company and even get to know each other's families.

EXEMPLARY DEVELOPMENT FOR RESIDENTS WITH SPECIAL NEEDS

**Lilburn Terrace Apartments
Lilburn, Ga.**

OWNER: LAWRENCEVILLE HANDICAPPED HOUSING INC. D/B/A LILBURN TERRACE

MANAGEMENT COMPANY: MANSERMAR INC.

AHMA: SAHMA

The nonprofit Lilburn Terrace is an 811 Project Rental Assistance Contract



(PRAC) property designed for individuals at least 18 years old that are physically disabled/mobility impaired. The staff's primary focus is showing love and enhancing the lives of its residents.

As a nonprofit, management has found creative ways to address some of the needs of residents by doing outreach into the surrounding community, which has resulted in volunteers and donations. One local company sponsors an annual cookout that involves gift bags for every resident and bingo gifts consisting of two sets of Atlanta Braves baseball tickets including free food and parking. The same company also provided a computer, printer, desk and chairs. A neighboring property has volunteered to transport residents with its van equipped with a chair

**OPPOSITE PAGE: Village at Lakeview Apartments
TOP AND LEFT: Rogers Hall
ABOVE: Lilburn Terrace Apartments**



2015 COQ WINNERS

EXCELLENCE in Affordability

lift to a local park for picnics. Community volunteers help decorate the property in celebration of holidays. And each staff member and resident receives cards on their birthday.

The 40-unit, three-story high-rise has been able to update unit interiors with new blinds, closet doors, ceiling fans, lighting fixtures, flooring and color coordinated paint. Additionally, the landscaping includes seasonal flowers and benches throughout the property and the front entrance includes benches under a canopy for shade.

One of the property's supporters is the mayor of the City of Lilburn, who stops by to say hello and provide local news. Under his leadership, Lilburn Terrace was able to get a sidewalk installed stretching from the property to the main highway, which allows resident to walk or ride their power chairs to the store while avoiding streets.

OUTSTANDING TURNAROUND OF A TROUBLED PROPERTY

Silver Leaf Terrace Leominster, Mass.

OWNER: SILVER STREET DEVELOPMENT GROUP
MANAGEMENT COMPANY: HOUSING MANAGEMENT
RESOURCES

AHMA: NEAHMA

The 216-unit Silver Leaf Terrace was

once known as Litchfield Terrace and was the financially and physically distressed housing of last resort where families were forced to live in deteriorated, physically decrepit units. Criminal activity left residents in fear of their family's safety.

An \$8.625 million revitalization of the community has resulted in both a financial and physical transformation while the project was developed below replacement cost. The rehab incorporated technology and comfort and included a new management office, a new community room complete with kitchenette and computer lab with four computers, printers and free Internet access for residents.

Each apartment home received new kitchen cabinets, countertops, energy-efficient appliances and flooring. Closets were added, as were new interior doors, hardware, faucets and water-saving toilets, aerators and energy-efficient lighting. The hallways got a fresh coat of paint and new carpeting. Additionally, exterior upgrades included landscape gardens, newly paved parking lots, Dumpster enclosures, perimeter fencing and updated lighting. Each building received a new roof, insulation, siding, trim, win-

dows and HVAC systems. A new playground was constructed, benches were installed and three common laundry and mailbox centers were upgraded.

A state-of-the-art video and voice surveillance system provides 24-hour real-time monitoring. Prior to the new security system, the property was averaging 12 incident reports per month. Since the upgrade, the community has seen a 98 percent decrease in incidents. Additionally, according to the local police, the community has experienced a 70 percent decrease in arrests over the last two years.

The diverse population has become a tight-knit community that provides educational opportunities to the children through programs such as after-school homework assistance, an academic youth leaders program and summer break activities. There are also activities for the adults including financial budgeting classes offered by a local credit union, apartment living skills training, crafting, dance classes and more. The community also enjoys a strong relationship with the Spanish American Center of Leominster. **NN**

PHOTOS BELOW: Silver Leaf Terrace



Industry Awards Showcase Excellence

NAHMA is excited to announce the winners of its annual Industry Awards, which will be presented at its March 6-8 meeting in Washington, D.C. The list of award winners includes both individuals and organizations whose professionalism, dedication and accomplishments in assuring quality housing for low-income Americans raises the standards of the multifamily affordable housing industry. The awards ceremony takes place March 7; more detailed descriptions of award winners will be provided in the March-April issue of *NAHMA News*.

NAHMA INDUSTRY STATESMAN AWARDS: Daniel Murray and Bill Wollinger

Given annually to NAHMA Executive Council members who are either in or nearing retirement, in recognition of many years of outstanding leadership and service to NAHMA.

Daniel Murray is a licensed real estate broker with several industry designations as well as more than 40 years of experience in the field of affordable housing. He is a past president of NAHMA, and served on the board for many years. He recently retired from Celtic Property Management where he was executive director and acts as consultant one day per week while traveling throughout in his free time. Prior to Celtic, Murray served as president of Corcoran Jennison Management Co. in Boston for many years.

Bill Wollinger has served on NAHMA's board of directors for many years. He is past president of WinnResidential and currently serves as COO of WinnCompanies, in Boston. Over his more than 40 years in the property management industry, he has won several awards including NAHMA's President's Award in 2005, the Greater Boston Real Estate Board Rental Housing Industry Excellence Award in 2009, the New England Affordable Housing Management Association Lifetime Achievement Award in 2011 and the 2011 National Apartment Association Education's Institute's Apartment Career and Education Award.

NAHMA INDUSTRY ACHIEVEMENT AWARD: Sandy Aldrich

Given annually to a NAHMA member who has contributed significant or noteworthy leadership or other contributions to NAHMA within the past year or two.

Sandy Aldrich has worked in the affordable housing industry for more than 30 years, and recently retired from Danville Development in Utah. Aldrich is being recognized for her dedication of countless hours and more than five years of her life in writing and maintaining the content of the Basic HUD Occupancy course and the Advanced HUD Occupancy course for Rocky AHMA. She also served on the board of directors for Rocky AHMA for many years.

INDUSTRY PARTNER AWARD: Francis Thomas

Given annually to a government agency or other affordable housing organizational partner that has made a significant contribution to the cause of affordable housing in the previous year.

Francis Thomas is the director of contract administration for the New Jersey Housing Mortgage Finance Agency. He is on the NJHMF Agency Management Task Force and has made a significant difference in dealing with all the complex issues of not only HUD rules but also the ever-challenging new rules coming out of NJHFA. He has served as an advisor to JAHMA and has worked tirelessly on programs for the JAHMA Foundation.

AHMA OF THE YEAR

Given to local AHMA's using criteria such as size, number of members, success in membership recruitment, membership retention, education and training course attendance, financial stability and other factors.

Large: SAHMA—SAHMA's success at member recruitment and retention, the introduction of new courses into its already expansive educational offerings, and its excellent organizational management and leadership, among many other factors, cause it to deserve this award.

Medium: JAHMA—An increase in membership, which helped bump the association from the small to the medium category, as well as offering more educational opportunities helped make JAHMA one of the top AHMA's this year.

Small: PennDel AHMA—The Pennsylvania-Delaware AHMA continues to see membership growth despite its geographic proximity to four neighboring AHMA's. Even though the association is small, PennDel boasts 48 COQ properties and four members that are COQ Corporate Partners.

AHMA COMMUNITIES OF QUALITY PROGRAM AWARD

Given to AHMA's according to size that have a substantial number of COQ awards in their area, demonstrate support for the program, and introduce new or innovative activities.

Large: SAHMA—Through marketing efforts at meetings, on social media and on its website, SAHMA has 508 member properties in the COQ National Recognition Program including 72 that have been accepted into the program since the 2014 submission deadline.

AHMA INNOVATION AWARD

Given in recognition, by AHMA size, of a new program, service or activity that an AHMA began sometime in late 2014 or 2015.

Large: SAHMA—SAHMA increased its number of new volunteers through its Get Involved campaign, which provides easy, user friendly access to volunteer opportunities. SAHMA was able to engage with members on a deeper level and inspire enthusiasm to Inform, Educate and Connect through the many programs and events it offers. SAHMA averaged more than 300 volunteers a year to help support programs and mission.

Medium: MAHMA & NEAHMA, co-winners

MAHMA—Midwest AHMA partnered with the Children's Hunger Alliance (CHA) to expand the alliance's Summer Feed program by targeting multifamily developments. Through the partnership, children at member properties have been able to have safe locations to receive a healthy lunch, spend some time with friends and take part in enrichment programs.

NEAHMA—New England AHMA explored several ways to increase revenue and fundraising efforts. One example was to introduce Wednesday Webinars as a way to increase training revenue with very low expense and tap into an area of training that was not being taken advantage of. The result was 24 webinars with an attendance of 10-35 people each and an additional \$20,539 in revenue. The webinars also enhanced member benefits by providing another educational option without creating geographic or budgetary restraints.

NAHMA AFFORDABLE HOUSING ADVOCATE OF THE YEAR

Given annually to recognize a NAHMA member who has demonstrated a strong commitment to advance NAHMA's legislative priorities through public policy advocacy—based on data maintained by NAHMA staff.

Larry Sisson, president of TESCO Properties Inc., serves on the Leadership Council of SAHMA and is a past president of the organization. He is also a member of NAHMA's board of directors. Sisson is being recognized for his outstanding leadership of NAHMA's Regulatory Affairs Committee as vice chair, and then chair, over the past four years. He is a national instructor and is certified to teach NAHMA's Fair Housing Compliance course and the Certified Professional of Occupancy course. He has also taught REAC inspection protocol on a national level.

NAHMA COMMUNITIES OF QUALITY AWARD

Given annually to a NAHMA member who has the most properties and/or the most newly listed properties on the NAHMA National Recognition Program COQ Registry—based on data maintained by NAHMA staff.

Most new in 2015: Mansermer Inc., Duluth, Ga.

Most overall in the program at the close of 2015: National Church Residences, Columbus, Ohio, and WinnResidential, Boston, Mass., co-winners

NAHMA PRESIDENT'S AWARD

Given annually by NAHMA's president for outstanding leadership or other contribution to NAHMA and the affordable multifamily housing industry—to be named by NAHMA's president.

Winner to be announced at NAHMA's annual winter meeting, held March 6-8, in Washington, D.C.

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Quid Pro Quo Comments Request Clarifications of Rule

In December, NAHMA submitted comments on the proposed rule, Quid Pro Quo and Hostile Environment Harassment and Liability for Discriminatory Housing Practices under the Fair Housing Act, to the Department of Housing and Urban Development (HUD). NAHMA supported the proposed rule's clarification and establishment of uniform standards for use in investigations of quid pro quo and hostile environment harassment allegations. NAHMA also supported the proposal's purpose of ending all discrimination in housing. However, the association provided some concerns regarding the proposed application of vicarious liability.

The rule proposed to codify through regulation the principles that quid pro quo and hostile environment harassment based on race, color, national origin, religion, sex, disability or familial status—protected characteristic—violate one or more provisions of the Fair Housing Act. The proposed rule defined quid pro quo and hostile environment harassment under the Fair Housing Act, added illustrations of prohibited quid pro quo and hostile environment harassment, and addressed how the traditional standards for direct and vicarious liability operate in the Fair Housing Act context, including for claims of harassment. The proposed rule was posted in the Oct. 21 *Federal Register*.

As proposed, quid pro quo harassment occurs when a person is subjected to an unwelcome request or demand because of the person's protected characteristic and submission to the request or demand is, either explicitly or implicitly, made a condition related to the person's housing. Hostile environment harassment occurs when, because of a protected characteristic, a person is subjected to unwelcome conduct that is sufficiently severe or pervasive such that it interferes with or deprives the victim of his or her right to

use and enjoy the housing or to exercise other rights protected by the act.

Additionally, the proposed rule described direct liability and vicarious liability as applied to all violations under the act, not solely harassment. The standards for both types of liability incorporated into the proposed rule followed well-established common law tort and agency principles and did not subject respondents or defendants to enhanced liability for violations of the act.

In its comments, NAHMA mostly requested clarifications. For example, the association pointed out that use of "knew or should have known" in reference to direct liability and vicarious liability throughout the preamble was not clear. NAHMA recommended HUD clarify the standard and explain how it would be applied. As written, the exceedingly broad standard could lead to all sorts of unintended consequences and false claims, NAHMA stated.

Additionally, the proposal needed to provide clarity on the reasoning that an agent who harasses residents or applicants is necessarily aided by his or her agency relationship with the housing provider. HUD should also provide technical assistance or guidance on vicarious liability to tenants, housing providers and practitioners in the final rule to ensure all parties know their rights under the law, said the association.

NAHMA questioned the rule's rejection of including affirmative defense and recommended HUD reconsider as it appeared unfair and based on an assertion that housing providers are equivalent to a supervisory employer in terms of their power over applicants and/or tenants.

NAHMA also found the section concerning psychological or physical harm confusing. Instead, the association recommended there be some discussion of the reasonableness standard, particularly since the rule was stating "no evidence of psychological or physical harm need be demonstrated to prove a hostile environment exists." **NN**

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- Runs in Windows XP/2000/VISTA/7/8/10

FHA *Software*
Affordable Housing Automation

On the Web: <http://SimplyComputer.net>

Scholarship Application Now Available

At the beginning of February, the NAHMA Educational Foundation made the 2016 scholarship application available to worthy student/residents. This year will be the 10th consecutive year that the foundation has made scholarships available. The application can be accessed at <https://scholarship.indatus.com/nahma> or by going to the NAHMA website at www.nahma.org and clicking on the Educational Foundation icon. Eligibility for the program requires that an applicant be a resident in good standing at an AHMA affiliated apartment community and be either a high school senior or a matriculated student at an accredited college or trade/technical school. High school seniors must have a minimum of a 2.5 grade point average and matriculated post-secondary students must be maintaining at least a 2.3 grade point average in order to apply.

The process requires applicants to provide online an application form, an essay, two references and a Certification of Residency in Good Standing form. A current grade transcript is also necessary and is the only application component sent via U.S. Postal Service to the foundation. All necessary forms are provided within the web-based application and no hard copies are needed.

In 2007, the foundation awarded 22 scholarships worth a total of \$22,000 and last year 85 scholarships were awarded worth \$212,500. Through the nine-year history of the program, more than \$725,000 has been awarded to NAHMA scholars residing in communities served by 16 different AHMAs.

"The award history of the scholarship program demonstrates an impressive and progressive history of support for NAHMA scholars looking to continue their education. The foundation is hopeful that we can again increase the number of awards and the total amount of money being distributed while maintaining our individual award amount of \$2,500 per recipient in 2016. With the ever escalating cost of higher education our scholarships can have a positive financial impact on our residents that are pursuing their educational goals," NAHMA Educational Foundation Chairperson, Melissa Fish-Crane, said during a recent foundation meeting.

The deadline for completed applications is 10 p.m. EST on Friday, May 27. Please alert your residents about the scholarship program so that they can take advantage of the lengthy timeline that remains to complete their application. **NN**

Thank You to NAHMA Educational Foundation Supporters

The NAHMA Educational Foundation thanks its generous supporters of 2015. Their contributions will go toward post-secondary school scholarships to residents of NAHMA- and AHMA-member properties.

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(Annual Gifts over \$25,000)
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Winn Family

CHAIRMAN'S CIRCLE

(Annual Gifts of \$15,001-\$25,000)
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Lynn & William Kargman Fund
Mid-Atlantic AHMA

BENEFACTOR

(Annual Gifts of \$5,001-\$15,000)
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Noel Gill, N wrecc
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Israel Roizman, Roizman Development Inc.
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Johrita Solari, Solari Enterprises
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Jim McGrath, PRD Management Inc.
Nancy Evans, CSI Support & Development

Deadline Nears for NAHMA's 2016 Vanguard Awards

It might be hard to imagine, but spring is just around the corner and so, too, is the deadline for nominating a property for one of NAHMA's 2016 Affordable Housing Vanguard Award. The deadline is April 4. The application can be downloaded from the Vanguard Award webpage, www.nahma.org/awards-contests/vanguard-award.

The Vanguard Award recognizes new, quality multifamily affordable housing development or significantly rehabbed existing affordable housing. The award pays tribute to developers of high-quality affordable housing; demonstrates that exceptional new affordable housing is available across the country; demonstrates the creativity and innovation that must be present to create exceptional properties given the financing and other challenges to development; highlights

results of private-public partnerships required to develop today's affordable housing; and shares ideas for unique design and financing mechanisms with industry practitioners to further stimulate creative development in the affordable multifamily industry.

THE VANGUARD AWARD CATEGORIES

Categories include: New Construction, two subcategories: more than 100 units and under 100 units; Major Rehabilitation of an Existing Rental Housing Community; Major Rehabilitation of a Nonhousing Structure into Affordable Rental Housing; Major Rehabilitation of a Historic Structure into Affordable Rental Housing.

Who May Apply: Affordable multifamily housing communities that are less than 3 years old—as of April 4, 2016—

may apply, based on date of completion of new construction or completion of major rehab. *Please note:* A management company may submit only one entry for each category.

Where and When to Apply: Applications and information about entry fees, judging criteria, the benefits of winning an award and more is on NAHMA's website at nahma.org. Click on Vanguard Award Overview.

The Awards Ceremony: Winners of the Affordable Housing Vanguard Awards will be recognized at an awards ceremony at the NAHMA Summer Meeting in June 2016 in San Francisco.

This year's Vanguard Awards program is sponsored by the NAHMA-endorsed Multifamily Affordable Housing Insurance Program (MAHIP), provided by Wells Fargo Insurance Services. **NN**

Pamela Monroe, National Church Residences

Gemi Ozdemir, Dauby O'Connor & Zaleski LLC

Bill Brown, Advanced Living Communities

NAHMA

Phil Carroll, Community Housing Services Inc.

Gwen Volk, Gwen Volk, INFOCUS Inc.

John Yang, Rental Housing Deals.com Inc.

Michael Simmons, Community Realty Management

Amy Harrington, Yardi Systems

Annellen Pulsifer, First Resource Management Co.

LAHMA

Cathryn O'Hare, Trinity Management LLC

Christopher Voss, Housing Academy

Doreen Donovan, Peabody Properties

Fern Mullen, Corcoran Management Company

Jeffrey Turk, Turk & Quijano LLP

John Schaffer, M & T Insurance Agency Inc.

Julie Steinhice, Central Wholesalers Inc.

Ka-Ling Flynn, Flynn Law Group

Michael Johnson, Alco Management Inc.

Paul Bouton

Peter Geurtsen, Norfolk Hardware

Robin Williams, Auto-Out Cooktop Fire Protection

Stephen Lavery, Herman & Kittle Properties

Sue Kelly, Boston Land Company

Timothy Zaleski, McCormack Baron Management Services

Walter Morgan, Response Team I-Renovations

Wayne Fox, Realty Management Associates Inc.

William Eaton, Washington Manor NYAHMA

Lisa Tunick, Tunick Law LLC

Kris Cook

Tricia Braniff, National Church Residences

Ken Crane, KNC Mechanical LLC

Kristin Pine, Peabody Properties Inc.

Matthew Dubuque,

AffordableSEARCH.com

Stephen Defrancesco, Defrancesco's SNH Quality Roofing

Tavis Westmoreland, Disaster One Inc.

Shelter America Group

Andy Reithel, Response Team 1

Aram Moore, Clark Schaefer Hackett

Ashley Fullenkamp, Disaster One Inc.

Carole Glodney, G&K Management Co. Inc.

Dave Layfield, ApartmentSmart.com

Diane Van Lear, Buyers Access

Harry Bagot, TrashPro

Jordan Lewis, Property Solutions

Marie Morreale, Corcoran Jennison Management

Michael Cummings, Southwest Housing Compliance Corp.

Natalia Trent, Housing Academy

Ryan Batey, Converged Services Inc.

Ryan Sweeney, Indatus, a RealPage Company

Sam Bayoumi, Visa Inc.

Scott Farnes, FJ & Associates PLLC CPAs

Scott Nelson, RealPage Inc.

Scott Ployer, Peabody Properties

Susan Galaviz, Telacu Property Management

Bruce Johnson

Candice Swiderski, LaRosa Building Group

Christine Babb, Sharhawk Group

Jen Conlon, Housing Management Resources

Margo Reid, Falkenberg/Gilliam & Assocs. Inc.

Alfredo Martinez-Alvarez, Martinal Management Corp.

Margaret Davey, Paragon Management Inc.

Julie Frankel, Dentons US LLP

Ashley McLaughlin, Vesta Corporation

Doug Schultz, Viridian Management

Gisela Medek, Barkan Management

John LeViness, AB Supply Company Inc.

Julie Blake, Norfolk Hardware

Leah Lyerly, Westminster Company

Maria Oymaian, Peabody Properties

Timothy Condon, Lightship Engineering

Amy Alberty, Wallick Communities

Jennifer Swanson, ePremium

Insurance

Regina Boyd, HUDPRO Management Inc.

Eric Eversgerd, Rezzcard

Steve Bonaventure, Apartment

Guardian

Al Shapiro, Albert Risk Management Consultants

Kurt Aldinger, Flagstaff Housing

Authority

Larry Keys Jr.

Tom Gerundo, Navigate Affordable Housing Partners

Doiscell Dumas

Heather Gullickson, RealPage Inc.

Dan Murray

Christina Sanchez, National Church

Residences

Phil Hawkins, Voitress

Kathryn Kargman Holden, First Realty Management Corp.

REGULATORY WRAP-UP

NAHMA HAS LAUNCHED ITS URBAN FARMING INFORMATION & Resources webpage, <http://www.nahma.org/members/resources/urban-farming-information-resources>. Urban farming is not just an emerging trend in multifamily communities; the homegrown products provide health benefits to residents. Besides providing fresh food, the garden can become a social hub for the community.

In an effort to help promote healthy living at multifamily affordable housing communities, NAHMA has created a public resource webpage under the Members Only tab on its website, www.nahma.org. Visitors to the site will find federal and state resources as well as general information about creating and maintaining a community garden or urban farm.

The easy-to-navigate page contains information not only from federal agencies, but also from universities, think tanks and individual communities. NAHMA also encourages visitors to share their favorite resources, experiences and pictures of their own community gardens and farms.

For more information, contact Scott McMillen, manager of government affairs, 703-683-8630, ext. 116 or scott.mcmillen@nahma.org.

HUD NEWS

THE OFFICE OF MULTIFAMILY HOUSING AT HUD IS AN ACTIVE PLAYER in Opening Doors, the federal strategic plan to prevent and end homelessness, developed in 2010 and amended in 2015. The plan provides a framework for federal agencies and state and local partners to work together to meet specific goals to end homelessness. In July 2013, HUD issued Notice H 2013-21 "Implementation and approval of owner-adopted admissions preferences for individuals or families experiencing homelessness." The department has now created a step-by-step toolkit to facilitate community involvement and successful implementation of the homeless preference. The Opening Doors Through Multifamily Housing: Toolkit for Implementing a Homeless Preference guide can be found at <https://www.hudexchange.info/resource/4810/opening-doors-through-multifamily-housing-toolkit-for-implementing-a-homeless-preference>.

HUD UNVEILED THE HUD RESOURCE LOCATOR, AN INNOVATIVE MOBILE APP and website to further expand and enhance traditional HUD customer service, in December. The resource locator offers real-time HUD housing information for people looking to quickly connect with building managers, public housing authority representatives, and property management companies to inquire about housing availability and other housing-related questions. The resource locator is one of several services provided by HUD's Enterprise Geographic Information System (eGIS). This tool uses GIS technology to pinpoint where resources are located and allow anyone with a smartphone or tablet to get relevant contact information. The resource locator uses housing data from HUD and the U.S. Department of Agriculture. The HUD Resource Locator mobile app is available via Apple iTunes, Google Play Marketplace and also at resources.hud.gov.

MEET WITH SENATORS AND REPRESENTATIVES

NAHMA MEMBERS ARE ENCOURAGED TO MEET with the offices of their senators and representatives to discuss affordable housing programs and issues at the conclusion of NAHMA's annual winter meeting, March 6-8, in Washington, D.C. NAHMA would like to offer members planning on attending the conference assistance in scheduling these meetings. Your advocacy efforts increase the awareness of the challenges facing affordable housing programs and allow members of Congress and their staff to learn about the housing issues of their constituents.

NAHMA staff is scheduling

meetings with various congressional offices and is more than happy to help you schedule your own meetings.

Contact Scott McMillen, manager of government affairs, at scott.mcmillen@nahma.org or 703-683-8630, ext. 116, with any meeting requests for representatives or senators in Congress. NAHMA Maps, <http://nahma.apartmentsmart.com>, can help you find your congressional representative and NAHMA can also supply you with talking points ahead of your meeting. The deadline to request NAHMA's assistance in scheduling meetings is Feb. 22.

ON DEC. 31, HUD ISSUED A NOTICE REGARDING THE ANNOUNCEMENT OF FINAL DOCUMENT APPROVAL for the Affirmatively Furthering Fair Housing Assessment Tool. HUD developed the tool for use by local governments that receive Community Development Block Grants (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants (ESG), or Housing for Persons with AIDS (HOPWA) formula funding when conducting and submitting their own Assessment of Fair Housing (AFH). For purposes of this Assessment Tool, no AFH will be due before Oct. 4, 2016. Upon release of this notice, HUD also updated its Affirmatively Furthering Fair Housing webpage, https://www.huduser.gov/portal/affht_pt.html#affhassess-tab, with more detailed information on the notice plus a comparison of the changes made in the Final Assessment Tool. To view the final document approval for the Affirmatively Furthering Fair Housing Assessment Tool, visit <http://www.nahma.org/wp-content/uploads/2014/04/AFH-Assessment-Tool-Announcement-of-Final-Approved-Documents-Dec-2015.pdf>.

IN NOVEMBER, HUD PUBLISHED THE 2016 DIFFICULT DEVELOPMENT AREAS (DDAS) AND QUALIFIED CENSUS TRACTS (QCTS). Visit the HUD website, <https://www.huduser.gov/portal/datasets/qct.html>, to access the 2016 DDAs and QCTs. The document designates DDAs and QCTs for purposes of the Low-Income Housing Tax Credit (LIHTC) under Internal Revenue Code (IRC) Section 42. HUD makes new DDA and QCT designations annually. As previously announced, the 2016 metropolitan DDA designations use for the first time Small Area Fair Market Rents (SAFMRs), rather than metropolitan-area Fair Market Rents (FMRs), for designating metropolitan DDAs. Compared to previous designations, this notice: (1) describes a strengthening of the data quality standard HUD uses in

designating the 2016 QCTs, (2) extends from 365 days to 730 days the period for which the 2016 lists of QCTs and DDAs are effective for projects located in areas not on a subsequent list of DDAs or QCTs but having submitted applications while the area was a 2016 QCT or DDA, and (3) establishes the effective date of the new QCTs and DDAs as July 1, 2016, rather than Jan. 1.

HUD ISSUED THE FINAL FAIR MARKET RENTS (FMRs) FOR THE HOUSING CHOICE VOUCHER (HCV) program and the Moderate Rehabilitation Single Room Occupancy Program for Fiscal Year 2016 in December. The primary uses of FMRs are to determine payment standards for the HCV program; to determine initial renewal rents for some expiring Project-Based Section 8 contracts; to determine initial rents for housing assistance payment contracts in

the Moderate Rehabilitation Single Room Occupancy program; and, to serve as rent ceilings for rental assistance units in the HOME Investment Partnerships program. To view the final FY 2016 FMRs, visit <http://www.nahma.org/wp-content/uploads/2014/04/Final-FMRS-for-FY-2016.pdf>.

RD NEWS

USDA'S RURAL DEVELOPMENT ISSUED A NOTICE IN JANUARY SOLICITING APPLICATIONS FOR THE SECTION 533 Housing Preservation Grants for fiscal year 2016. The closing deadline for receipt of all preapplications in response to this notice is Feb. 12. To view this notice and learn more about the HPG program, visit <http://www.nahma.org/wp-content/uploads/2014/04/FY-2016-HPG-NOSA.pdf>. NN

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- ✓ REAC pre-inspections and appeals...
- ✓ Preparation for MORs...
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EDUCATION CALENDAR

For information on specific classes being offered, contact the AHMA or organization directly. All dates and locations are subject to change. For the most up-to-date listings, visit the NAHMA website at <http://www.nahma.org/education/education-event-calendar/>.

FEBRUARY

16 Income & Assets Verification & Calculation

Richmond, VA
Mid-Atlantic AHMA
804-673-4128
<http://mid-atlantichama.org>

Advanced CPO

Ontario, CA
AHMA-PSW
866-698-2462
www.ahma-psw.org

17 Income Calculations

Webinar
SAHMA
800-745-4088
www.sahma.org

The New VAWA Rules

Webinar
AHMA-NCH
510-452-2462
<http://ahma-nch.org>

CPO

Ontario, CA
AHMA-PSW
866-698-2462
www.ahma-psw.org

EIV Income Discrepancy Reports

Webinar
Rocky AHMA
303-840-9803
rockyahma.org

18 Basic Electric Meters/ Troubleshooting & Understanding Exterior Design

Salem, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

Advanced Legal Seminar

SeaTac, WA
AHMA of Washington
360-561-3480
<http://ahma-wa.org>

18 Tricky/Sticky Income Issues

Conference Call
SAHMA
800-745-4088
www.sahma.org

22 Add-On Course

Atlanta, GA
SAHMA
800-745-4088
www.sahma.org

23-24 Ga. State Meeting for Affordable Housing

Atlanta, GA
SAHMA
800-745-4088
www.sahma.org

Annual AHMA-PSW Arizona Seminar

Phoenix, AZ
AHMA-PSW
866-698-2462
www.ahma-psw.org

25 Blended Occupancy for Beginners

San Jose, CA
AHMA-NCH
510-452-2462
<http://ahma-nch.org>

Advanced Legal Seminar

Spokane, WA
AHMA of Washington
360-561-3480
<http://ahma-wa.org>

26 Blended Occupancy for Beginners

Fresno, CA
AHMA-NCH
510-452-2462
<http://ahma-nch.org>

29-Mar 2 CPO Class & Testing

Sacramento, CA
AHMA-NCH
510-452-2462
<http://ahma-nch.org>

30 South Dakota Connection

Huron, SD
Rocky AHMA
303-840-9803
rockyahma.org

MARCH

2 Conflict Resolution

Webinar
AHMA-NCH
510-452-2462
<http://ahma-nch.org>

Indoor Air Quality

Webinar
SAHMA
800-745-4088
www.sahma.org

HUD Basics Part 2

Webinar
AHMA of Washington
360-561-3480
<http://ahma-wa.org>

3 Intermediate Tax Credit Compliance

Richmond, VA
Mid-Atlantic AHMA
804-673-4128
<http://mid-atlantichama.org>

8 Occupancy Training

Pittsburg, PA
PAHMA
412-445-8357
www.paham.org

9-11 S.C. State Meeting for Affordable Housing

Columbia, SC
SAHMA
800-745-4088
www.sahma.org

Certified Professional of Occupancy (CPO)

Memphis, TN
SAHMA
800-745-4088
www.sahma.org

10 What Is a Pet and What Is an Assistance Animal

Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org

RD Eligibility

Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org

Challengers of Layered Properties

Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org

15 EIV Training

Seattle, WA
AHMA of Washington
360-561-3480
<http://ahma-wa.org>

Focus Class: Rural Development File Review

Grants Pass, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

16 Kitchen Appliance Repair

Oakland, CA
AHMA-NCH
510-452-2462
<http://ahma-nch.org>

Reasonable Accommodations

Webinar
SAHMA
800-745-4088
www.sahma.org

Membership Meeting: VAWA

Long Beach, CA
AHMA-PSW
866-698-2462
www.ahma-psw.org

Adult Bullying

Webinar
AHMA-NCH
510-452-2462
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continued from page 28

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MARCH

16
Half-Day Prep for Physical Inspections
Richmond, VA
Mid-Atlantic AHMA
804-673-4128
<http://mid-atlantichahma.org>

Focus Class: Tax Credit/HUD File Review
Salem, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

Occupancy Training
Erie, PA
PAHMA
412-445-8357
www.paham.org

South Dakota Connection
Rocky AHMA
303-840-9803
rockyahma.org

17
Property Management Skills
Richmond, VA
Mid-Atlantic AHMA
804-673-4128
<http://mid-atlantichahma.org>

18
Focus Class: Rural Development File Review
La Grande, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

21
EIV Training
AHMA of Washington
360-561-3480
<http://ahma-wa.org>

Add-On Course
Jacksonville, FL
SAHMA
800-745-4088
www.sahma.org

21-23
Fla. State Meeting for Affordable Housing
Jacksonville, FL
SAHMA
800-745-4088
www.sahma.org

22-24
Tax Credit Certification Training with HCCP with SHCM Exam
Maryland
Mid-Atlantic AHMA
804-673-4128
<http://mid-atlantichahma.org>

23
Fair Housing for Maintenance
Long Beach, CA
AHMA-PSW
866-698-2462
www.ahma-psw.org

Fair Housing for Managers
Long Beach, CA
AHMA-PSW
866-698-2462
www.ahma-psw.org

Multifamily Budgets
Webinar
SAHMA
800-745-4088
www.sahma.org

24
Service Coordinators & Property Managers Working Together
Oakland, CA
AHMA-NCH
510-452-2462
<http://ahma-nch.org>

29
Using Online TRACS Reports to Stay a Step Ahead
Conference Call Learning
SAHMA
800-745-4088
www.sahma.org

Part 2 of LIHTC 3-Part Series: Managing Mixed Subsidy
Webinar
Rocky AHMA
303-840-9803
rockyahma.org

29
Ethics/Diversity
Pittsburg, PA
PAHMA
412-445-8357
www.paham.org

APRIL

5
HUD Basic Part 3
Webinar
AHMA of Washington
360-561-3480
<http://ahma-wa.org>

8
Part 3 of LIHTC 3-Part Series: Managing Mixed Subsidy
Webinar
Rocky AHMA
303-840-9803
rockyahma.org

12
Fair Housing
Pittsburg, PA
PAHMA
412-445-8357
www.paham.org

13
Spring Maintenance Conference
Pittsburg, PA
PAHMA
412-445-8357
www.paham.org

Miss. State Meeting for Affordable Housing
Jackson, MS
SAHMA
800-745-4088
www.sahma.org

14
Preparing for REAC
Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org

Utility Allowances from A to Z
Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org

15
Basic HOME Occupancy
Salem, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

18-20
Tenn. State Meetings for Affordable Housing
Murfreesboro, TN
SAHMA
800-745-4088
www.sahma.org

Rural Development Conference
Colorado Springs, CO
Rocky AHMA
303-840-9803
rockyahma.org

19
The Annual REAC Prep Refresher & How to Appeal Your Score
Salem, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

North Dakota Workshop
Bismarck, ND
Rocky AHMA
303-840-9803
rockyahma.org

19-20
South Dakota Workshop
Sioux Falls, SD
Rocky AHMA
303-840-9803
rockyahma.org

26
Understanding HOME
Webinar
Rocky AHMA
303-840-9803
rockyahma.org

26-27
2016 Washington Affordable Housing Convention
Kennewick, WA
AHMA of Washington
360-561-3480
<http://ahma-wa.org>

Unraveling the Puzzle to Happiness

ALICE FLETCHER TOLD A FRIEND that if she had won the record-breaking Powerball in January, she would not quit her job, saying, “I don’t know what else I’d do.” Fletcher actually meant it. She loves her job that much, even all the policy and regulatory changes.

She started her career in January 1990 as a leasing agent and worked her way up through the ranks for a

“I enjoy reading the regulations and figuring them out and then training our team. I find it is like a puzzle. I do like a challenge.”

company in Charlottesville, Va. She also went on to earn her bachelor of business administration from Mary Baldwin College during this time.

“I was the one interested in figuring it [affordable housing] out and how it all worked. So every time we got an affordable property, they said it is yours,” Fletcher said. “I enjoy reading the regulations and figuring them out and then training our team. I find it is like a puzzle. I do like a challenge.”

Since 2005, Fletcher has been with Park Properties Management Company, where she was recently named senior vice president. In her new role, she oversees the management and operations of all real estate assets, including commercial and residential—conventional and affordable—properties. In addition to asset management, Fletcher oversees the staff at the corporate headquarters

and at each site, including three regional team members.

“We had 900 units when I started at Park Properties. Now we have 2,500 units. It’s very enjoyable to be a part of a company that is growing and bringing along team members,” she said. “Every day my job is different. It ranges from developing corporate policy, working with teams,



two-year term as president of the Mid-Atlantic AHMA. Under her leadership, MA-AHMA increased membership by 22 percent, raised funds for the NAHMA Educational Foundation and held its first symposium in Maryland. The AHMA serves Maryland, Virginia, Washington, D.C., and West Virginia.

“It’s a great board, a very active board,” she said. “They are a great group.”

Outside of the office, Fletcher is a road cyclist and an avid runner, who will be taking part in her 16th 10-miler in March. She also enjoys time with her family. **NN**

solving complex financial issues and keeping projects thriving.”

Fletcher enjoys meeting colleagues at conferences and the direction multifamily property management is heading. “I get to meet people dedicated to the affordable housing industry and its professionalism,” she said. “All the people dedicated to changing what the general public thinks about affordable housing.”

Keeping up with the growing senior population and being able to adapt to the desire to age in place is one of the challenges she sees for the future of the industry. “Are we ready for the next group of seniors and their impact? I don’t have the answer,” she said. “[Park Properties] is looking at some technologies available to improve quality of life and design features so livability is long term.”

Besides her work at Park Properties, Fletcher has also just wrapped up her

Welcome New Members

NAHMA welcomes the following new members as of Jan. 21, 2016.

EXECUTIVE

Michelle Arnold, Community Housing Partners

AFFILIATES

Connie Loyola Calumnag, L.A. LOMOD

Charyl Luth, Affordable Housing Association of Indiana

Andy Reithel, Response Team 1

Doug Rime, RightSource Compliance

Joseph Sette, Cathedral Stone Products Inc.

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

thelastword

See You in D.C. in March



ONE OF THE BEST WAYS TO STAY up on the latest in the affordable housing industry is by attending NAHMA's annual winter meeting, March 6-8, in Washington, D.C. The three-day event features educational panels, networking opportunities, industry awards, Communities of Quality (COQ) awards luncheon and keynote speaker Danny Vargas, corporate chief executive officer, political activist and candidate for the Virginia legislature. The event concludes with prearranged Capitol Hill meetings with congressional representatives and their staff.

The meeting is especially helpful for anyone new to the association or looking to become more active within NAHMA. The New Member and First-Time Attendee Orientation provides an overview of what we do as an organization and more importantly, how NAHMA can benefit you. Then over the course of the three days, NAHMA newcomers can sit in on the various committee meetings to get a feel for which ones play to their strengths and interests. Signing up for a committee is a great way to get the most

out of your membership.

The educational sessions put NAHMA members in the same room with industry experts. This provides you a chance to hear the latest news directly from the Department of Housing and Urban Development, the U.S. Department of Agriculture's Rural Development office and more. Members can submit questions in advance to be incorporated into the panel discussion or, if time permits, you can ask a question from the floor.

To ensure your questions are answered, email them to Larry Keys Jr., NAHMA's director of government affairs, lkeys@nahma.org or Scott McMillen, manager of government affairs, scott.mcmillen@nahma.org at least two weeks prior to the meeting.

And new this year, the HUD forum has been split into two sessions: the HUD Leadership Forum takes place March 7, beginning at 10 a.m., while the HUD Management Issues Forum follows lunch, beginning at 2:15 p.m. Do not miss the annual Communities of Quality Award presentation or the NAHMA

Industry Awards ceremony. Both celebrations are our way of highlighting the communities and people who work hard to prove affordable housing can be an asset to any neighborhood.

Since you are in Washington, D.C., why not schedule an appointment with your local congressional representative to discuss the issues surrounding affordable housing that mean the most to you and the people you serve? Not sure who your representative is? The NAHMA Maps webpage can help. Scott McMillen can also assist in getting your appointments set up and he can provide talking points to get the conversation started.

Please review the meeting agenda on NAHMA's Meetings webpage to plan your days accordingly. More information about the March meeting is available on the NAHMA website, www.nahma.org. While visiting the Meetings webpage also make plans to attend the summer forum in San Francisco, June 15. **NN**

Ken Pagano, CPM, SHCM, NAHP-e, is president of Essex Plaza Management and president of NAHMA.