

# NAHMA News

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

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## White House Requests Deep Cuts for Housing Programs

President Donald Trump sent Congress his fiscal year (FY) 2018 budget request that he is calling “A New Foundation for American Greatness” on May 23. The FY 2018 budget provides specific funding levels and policy proposals for most federal programs.

In his opening message, Trump said, “To unleash the power of American work and creativity—and drive opportunity and faster economic growth—we must reprioritize federal spending so that it advances the safety and security of the American people. This budget, therefore, includes \$639 billion for the Department of Defense—a \$52 billion increase from the 2017 annualized continuing resolution level. This increase will be offset by targeted reductions elsewhere.”

Given the increase in defense spending, the administration has proposed deep cuts to affordable housing programs administered by the Department of Housing and Urban Development (HUD), U.S. Department of Agriculture (USDA)-Rural Housing Service (RHS), and other agencies.

A NAHMA Analysis highlighting the proposed budget can be found in the Members Only section of [www.nahma.org](http://www.nahma.org).

### REQUEST FOR HUD’S AFFORDABLE HOUSING PROGRAMS

During his testimony in separate appropriation hearings in the Senate and House held in June, HUD Secretary Ben Carson said, “The first Secretary of HUD, Robert Weaver, said that we must look for ‘human solutions,’ not just policies and programs. I want our efforts to assist those in need and to support a path to self-sufficiency. At the same time, we are keenly focused on efficiency throughout the agency with the mindset of doing more with less.

“Of course, we continue our mission. The budget reflects the president’s commitment to support HUD’s critical functions, such as providing rental assistance to low-income and vulnerable households; promoting decent, safe and affordable housing for Americans; supporting access to homeownership; and helping workable families achieve independence, freedom from regulations and bureaucracy, and the ability to govern themselves.”

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## Take Advantage Of Membership

NOW THAT WE HAVE REACHED the halfway mark for 2017, it is a good time to make sure you are taking full advantage of your NAHMA membership.

Some of you may remember a credit card commercial tagline, "Membership has its privileges." The same is true for NAHMA.

The biggest advantage to NAHMA membership is the opportunity to take a direct role in shaping national public policy for the affordable housing industry.

Being a NAHMA member provides you a chance to have your voice heard through the association's grassroots advocacy. While NAHMA staff advocates on Capitol Hill, members are encouraged to advocate on the homefront by posting to social media, sending letters or meeting with their elected officials. NAHMA can provide you with assistance in terms of data and talking points.

NAHMA members also have an important career advantage through the association's education and designation programs, which are dedicated solely to recognizing and promoting achievement of the highest possible professional standards in affordable housing management. A recognized source for quality educational programs, NAHMA offers nine credentials to enhance your career.

Members have access to industry insider information through NAHMA communications such as NAHMA News, NAHMA Analysis and the Washington Insider. For those with NAHMA credentials, you can add NAHP Update and SHCM Newsbriefs to the list. All members receive regular press releases and industry updates conveniently delivered directly to their inboxes.

Finally with your membership, you have in-person networking opportunities through the association's two annual meet-

ings, the Educational Foundation gala and participation on any of NAHMA's 16 committees. You also receive the yearly Membership Directory, so you can reach out to colleagues you may have missed at one of the meetings, as well as the latest Congressional Directory.

Do you know someone who could benefit from membership? Let us know.

## SEND US YOUR CHOICES

Nominations for NAHMA's annual Industry Awards are due Nov. 3. Please send me an email explaining which award you are nominating the person for and why you think the person should be the award winner, including specific accomplishments supporting your recommendation.

### NAHMA Industry Statesman Award:

Given annually to a NAHMA Executive Council member who is either in or nearing retirement, in recognition of many years of outstanding leadership and service to the association.

### NAHMA Industry Achievement

**Award:** Given annually to a NAHMA Executive Council member who has contributed significant or noteworthy leadership or contribution to NAHMA within the past year or two.

### Industry Partner Award:

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.

The awards will be presented at the annual NAHMA Industry Awards Reception, March 5, 2018, in conjunction with NAHMA's winter meeting. **NN**

Kris Cook, CAE, is executive director of NAHMA.

Carson said the budget supported three principles: serve the most vulnerable while expecting work from those able to work; find the proper role for the federal government in housing and community development; and operate efficiently and effectively without displacing families. He said the budget would continue to provide rental assistance for more than 4.5 million households while recognizing a greater role for state and local governments and the private sector in addressing community needs.

### **TENANT-BASED RENTAL ASSISTANCE—HOUSING CHOICE VOUCHERS (HCV)**

HUD's budget requests \$19.44 billion for tenant-based rental assistance, \$17.58 billion of which is to renew previous vouchers. The request includes vouchers to residents for specific purposes, including \$60 million for resident protection vouchers, \$7 million for Tribal HUD-Veterans Affairs Supportive Housing (VASH) renewals; and \$107 million for Section 811 mainstream vouchers. Funding for VASH vouchers and Family Unification Program vouchers was not included. NAHMA has significant concerns with the reduction of \$849 million in funding for the HCV program and the \$771 million in renewal of existing vouchers.

Carson said in his testimony, "The budget provides \$35.2 billion for HUD's rental assistance programs and proposes reforms that reduce costs while continuing to assist low-income households. These reforms cover Tenant-based Rental Assistance, Public Housing Operating Fund, Public Housing Capital Fund, Project Based Rental Assistance, Housing for the Elderly (Sec. 202), and Housing for Persons with Disabilities (Sec. 811)."

The proposed new policies for HUD's rental assistance programs were provided in the General Provisions section of the Congressional Justifications for the HCV program:

■ **Replacement Housing Exception:** This proposal would allow "HUD to provide public housing agencies (PHAs)

with greater flexibility to use the statutory exception for project-base vouchers (PBV) new construction provided to certain formerly federally assisted projects from the PBV program cap and income mixing requirements."

■ **Supportive Services Income-Mixing Exception:** This proposal would revise "the supportive services exception to the PBV income mixing requirement to provide PHAs with greater administrative flexibility to project-base vouchers."

■ **Eliminating Higher Payments for Enhanced Vouchers:** This proposal would "eliminate the higher payment standard provision for enhanced vouchers. Instead, the normally applicable PHA payment standard that establishes a maximum limit on the amount of subsidy that may be paid on behalf of an assisted family will also apply to enhanced vouchers. The tenant rent limitation is waived so that families will not be required to relocate as a result of this change."

■ **Raising Minimum Rents:** This proposal would establish "minimum tenant rental payments of \$50 per month, with hardship exemptions. Making at least \$50 in monthly rent mandatory for participating families largely impacts nonelderly/nondisabled households, and clearly communicates that everyone is expected to pay some rent for their housing."

■ **Elimination of Utility Reimbursement Payments to Residents:** This proposal would allow HUD "to reduce tenant rent contributions by the amount of utility allowances with a maximum reduction equal to the minimum rent due. Hardship exemptions, as defined by the secretary, will be available for tenants."

■ **Tenant-Based Rental Assistance Flexibilities:** This proposal allows the HUD secretary "to waive, or specify alternative requirements for, statutory or regulatory provisions related to PHA administrative, planning and reporting requirements, energy audits, income recertification and program assessments. In the HCV program, this increased flexibility will allow PHAs to access a full menu of savings options to fit their needs, including decreasing maximum rent subsidies and achieving administrative efficiencies."

### **PROJECT-BASED RENTAL ASSISTANCE**

HUD's FY 2018 budget requests \$10.75 billion to meet Section 8 Project-based Rental Assistance (PBRA) program obligations. This includes \$10.47 billion for renewals and amendments, as well as \$285 million for Performance-based Contract Administration. The budget also requests up to \$3 million for Resi-

*continued on page 6*

Program	FY 2018 Requested	FY 2017 Omnibus Bill	FY 2016 Enacted
Tenant-based Rental Assistance	\$19,443	\$20,292	\$19,628
Contract Renewals	\$17,584	\$18,355	\$17,682
Project-based Rental Assistance	\$10,751	\$10,816	\$10,622
Contract Renewals	\$10,466	\$10,416	\$10,407
Contract Administrators	\$285	\$235	\$215
Housing for the Elderly (Sec. 202)	\$510	\$502	\$432
Service Coordinators	\$90	\$75	\$77
Supportive Housing for Persons with Disabilities (Sec. 811)	\$121	\$146	\$150
Community Development Grant	\$0	\$3,000	\$3,000
HOME	\$0	\$950	\$950

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dent Education and Outreach Activities, to come from Contract Renewals and Amendments funds, “to continue funding for assistance to tenant groups, nonprofit groups and public entities to support their efforts to assist tenants of troubled properties and improve tenant access to community services to support self-sufficiency.”

Similar to the HVC program, the budget proposes several new policies for the PBRA program, which can be found in the General Provisions section of the Congressional Justifications for the PBRA program:

■ **Oversight of PBRA:** This proposal enhances “HUD’s ability to exercise oversight within the PBRA program, allowing for HUD to mandate corrective action, contract transfers or change in management due to failure to meet physical condition standard.”

■ **Raising Rent Contributions:** This proposal establishes “an increase in the

tenant contribution toward rent from 30 percent of adjusted income to up to 35 percent of gross income (i.e., income adjusted by exclusions but not deductions). Hardship exemptions, as defined by the secretary, will be available for tenants. Note: The Department will implement this provision as a pilot in PBRA, 202 and 811 in 2018.”

■ **Establishing Minimum Rents:** Similar to the HCV program, this proposal “establishes minimum tenant rental payments of \$50 per month, with hardship exemptions.”

■ **Elimination of Utility Allowance Reimbursements:** This proposal eliminates “utility reimbursement payments to tenants, sometimes referred to as ‘negative rents.’ These payments have occurred when tenant-paid utility costs exceeded the minimum rent due. Hardship exemptions, as defined by the secretary, will be available for tenants.”

## ■ **Freeze on Rent Adjustment**

**Increases:** This proposal is “a one-year freeze on annual rent adjustment increases, which may include those made using an annual operating cost adjustment factor, annual adjustment factor, budget based rent increase, or updated market rent study.”

■ **Mark-To-Market:** “This provision extends the Mark-to-Market (M2M) program, which would otherwise sunset on Oct. 1, 2017.”

NAHMA will advocate for full funding to renew all existing PBRA contracts. NAHMA will also examine these policy proposals through its policy committee approval process.

## **HOUSING FOR THE ELDERLY, SECTION 202**

The budget requests \$510 million for the Section 202, Housing for the Elderly program. Of this total amount, \$417 million would fund Project Rental Assistance Contracts (PRAC) and Senior Preservation Assistance Contracts (SPRAC) Renewals/Amendments, \$90 million would be reserved for Service Coordinators, and \$3 million for property inspections and related administrative costs. The budget proposes “flexibility through a transfer up to \$35 million between Section 811 and Housing for the Elderly (Section 202) to allow HUD to be flexible in meeting the needs of the two programs under a constrained fiscal environment.”

The budget also states, “HUD will continue the execution of a five-year Supportive Housing demonstration to evaluate the impact of HUD housing assistance combined with enhanced service coordination.”

NAHMA is encouraged that the administration is continuing to support the Rental Assistance Demonstration (RAD) expansion to include Section 202 properties, since it was not adopted in FY 2017. NAHMA will continue to support and advocate for this policy proposal.

In addition to the funding, the budget proposes several new policies for the Section 202 program, most of which

**The House Appropriations Committee released the fiscal year 2018 Transportation, Housing and Urban Development funding bill July 10. According to the committee, “the bill reflects an allocation of \$56.5 billion in discretionary spending—\$1.1 billion below fiscal year 2017 and \$8.6 billion above the administration’s request. This funding is targeted to essential investments in transportation infrastructure investments, as well as fundamental community development and housing programs.”**

**The legislation includes a net discretionary total of \$38.3 billion for the Department of Housing and Urban Development, a decrease of \$487 million below the FY 2017 enacted level and \$6.9 billion above the request.**

**For Section 8, and Public and Native American Housing, according to the committee, the bill includes \$27.5 billion for Public and Indian Housing. This is a decrease of \$16 million below the FY 2017 enacted level. Other housing programs within the bill are funded at \$11.9 billion, which is \$326.4 million above the FY 2017 enacted level. According to the committee, “the bulk of this increase is needed to continue existing assistance to all those currently served by these programs.” Of this total, the bill provides \$11.1 billion for Project-based Rental Assistance, which is \$266 million above the FY 2017 enacted level. In addition, the bill provides \$573 million for Housing for the Elderly—\$70.6 million above the current level and \$147 million for Housing for Persons with Disabilities, an increase of \$800,000 above the current level.**

**The bill contains \$6.6 billion for Community Planning and Development programs, representing a \$209 million decrease from the FY 2017 enacted level.**

**Community Development Block Grants are funded at \$2.9 billion, which is \$100 million below the fiscal year 2017 level. The HOME Investment Partnerships Program is funded at \$850 million, a \$100 million decrease compared to the current year.**

**Grants for Homeless Assistance are funded at \$2.4 billion, which is equal to the level provided in FY 2017.**

Program	FY 2018 Requested	FY 2017 Omnibus Bill	FY 2016 Enacted
Section 521 Rental Assistance	\$1,345	\$1,405	\$1,389
Section 515 Rental Housing Direct Loans	\$0	\$35	\$28.398
Multifamily Revitalization	\$0	\$41	\$37
Preservation Demonstration	\$0	\$22	\$22
Section 542 Rural Housing Vouchers	\$20	\$19	\$15
Section 538 Loan Guarantee	\$250	\$230	\$150

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are the same as those proposed for the PBRA program. One additional new policy proposal for the Section 202 program would allow “the transfer of subsidy, debt and use restrictions from an obsolete multifamily project to a viable multifamily project under a variety of specified conditions.”

### HOUSING FOR PERSONS WITH DISABILITIES, SECTION 811

HUD’s draft budget requests \$121.3 million for the Section 811, Housing for Persons with Disabilities program. The budget “proposes flexibility through a transfer up to \$35 million between Section 811 and Housing for the Elderly (Section 202) to allow HUD to be flexible in meeting the needs of the two programs under a constrained fiscal environment.”

The budget proposes the same new policies, outlined under the PBRA and Section 202 programs and can be found in the General Provisions section of the Congressional Justifications for the Section 811 program.

### HOME INVESTMENT PARTNERSHIPS PROGRAM AND COMMUNITY DEVELOPMENT BLOCK GRANT

The proposed budget proposes eliminating funding for the Community Development Block Grant (CDBG) program and HOME Investment Partnership.

“The budget does not include new funding for the Community Development Block Grant (CDBG) or HOME programs in 2018. The CDBG program

is not well targeted to the poorest populations and has not demonstrated a measurable impact on communities. While the HOME program has played a part in affordable housing production, the budget recognizes a greater role for state and local governments. The department is committed to making the most of existing funding, consistent with the goals of these two programs,” Carson testified.

### OTHER NOTABLE HOUSING PROVISIONS

HUD’s draft budget requests \$130 million for the lead hazard control and healthy homes programs.

For the RAD Program, the budget requests to “eliminate the cap on units that may convert under RAD and the program’s sunset date; expand the second component of RAD to include the conversion of Section 202 PRAC properties; standardize ownership and control requirements for converted public housing properties by extending the baseline standard of permitting nonprofit ownership at conversion to situations where low-income housing tax credits are used or where foreclosure, bankruptcy or default occurs; and ensure a tenant’s right to continued occupancy under the second component.”

The budget proposes eliminating funding for the following programs: National Housing Trust Fund, Choice Neighborhoods, U.S. Interagency Council on Homelessness, Neighborhood Reinvestment Corporation (NeighborWorks America), Legal Services Corporation (Legal Aid), Community Development

Financial Institutions Fund grants, Low Income Home Energy Assistance Program, Community Services Block Grants at the Department of Health and Human Services, and Weatherization Assistance Program at the Department of Energy.

### APPROPRIATIONS FOR USDA RURAL HOUSING PROGRAMS

Similar to HUD’s budget, the USDA-RHS FY 2018 budget is requesting significant funding cuts for rural housing programs.

USDA-RHS’ proposed budget requests \$1.345 billion for the Section 521 Rental Assistance (RA) program, \$20 million for the Section 542 Rural Housing Vouchers, and \$250 million for the Section 538 Loan Guarantee for rental housing production.

NAHMA is concerned that this will not be enough RA to renew all existing assistance contracts and will advocate to Congress to ensure adequate funding is provided.

The RHS draft budget requests defunding or eliminating all rural housing direct loan programs and housing preservation grants, which includes the Multifamily Revitalization Program (MPR) rental preservation program.

### NAHMA ADVOCACY

NAHMA opposes the elimination of both the Section 515 Rental Housing Direct Loans and MPR program and will advocate to Congress for their continued funding.

The association strongly opposes the drastic cuts to federal affordable housing programs. In addition, it strongly opposes cuts to programs, like HOME and Section 515 program, which support the preservation and development of affordable housing. NAHMA will continue to work with Congress to ensure the requested cuts are not implemented and full funding for all federal rental assistance programs is provided.

Members are encouraged to view the recent Grassroots Action Toolkit at [www.nahma.org](http://www.nahma.org) to help preserve funding for affordable housing and learn how members can advocate today. **NN**



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## WE NEED YOU NOW!

# Urge Lawmakers to Support Affordable Housing

**We are asking for your assistance in urging lawmakers to provide funding that will adequately renew all rental assistance as well as fully fund all federal affordable housing programs for FY 2018.**

Dear NAHMA Member,

NAHMA is requesting your assistance in a critical effort to ensure adequate funding for affordable housing programs and the preservation of the Low-Income Housing Tax Credit (LIHTC).

### **ADVOCATE FOR FULL FUNDING OF AFFORDABLE HOUSING PROGRAMS**

Appropriation bills are currently before Congress for fiscal year (FY) 2018 for all federal programs, including affordable housing programs. We are asking for your assistance in urging lawmakers to provide funding that will adequately renew all rental assistance as well as fully fund all federal affordable housing programs for FY 2018.

### **SAVE THE LOW-INCOME HOUSING TAX CREDIT**

Tax reform is coming through Congress soon, and while NAHMA would like to see the LIHTC expanded in the future, this is the year to advocate for LIHTC preservation. Help keep the LIHTC off the chopping block by calling or writing to your legislators about its value for our industry and for our communities.

- LIHTC is our nation's most successful tool for encouraging private investment in the production and preservation of affordable rental housing.
- Nearly all affordable rental homes developed each year in the United States rely on the housing credit. It has financed nearly 3 million apartments since 1986, providing roughly 6.5 million low-income households with homes they can afford.
- For 30 years, the housing credit has been a model public-private partnership program, bringing to bear more than \$100 billion in private sector resources, market forces and state-level administration.

### **STRENGTHEN YOUR RELATIONSHIP WITH CONGRESS**

To show Congressional members the value of quality, affordable housing in their states and districts, invite them for a property site visit.

#### **Host a Site Visit**

- **Property Visit:** A site visit at one of your properties provides your legislator with a real-world look at how affordable housing benefits low-income individuals and families.
- **Resident Involvement:** Give your legislator the opportunity to meet the individuals (and voters) served by housing assistance.

#### **Schedule a Hill Visit or District Office Meeting**

- **Afternoon on the Hill or District Office:** Schedule a brief sit-down to discuss housing issues or drop in to a district office hosted by the senators and representatives for your state or district. Please visit NAHMA's Grassroots Advocacy page on the NAHMA website for information on how to contact your legislator regarding specific funding levels and talking points.

### **NEED HELP CONTACTING CONGRESS?**

If you have questions about policy issues or the legislative process, please don't hesitate to reach out to NAHMA's government relations team: Juliana Bilowich, coordinator of government affairs, [jbilowich@nahma.org](mailto:jbilowich@nahma.org), at 703-683-8630, ext. 116 and Larry Keys, director of government affairs, [lkeys@nahma.org](mailto:lkeys@nahma.org), at 703-683-8630, ext. 111.

Thank You!

*Larry Keys Jr. is director of government affairs for NAHMA.*

# Tax Reform Uncertainty and the Low-Income Housing Tax Credit Market

COMPREHENSIVE TAX REFORM IS one of those things that politicians often talk about, but few in Washington actually believe will ever happen. After all, the last bipartisan comprehensive tax reform achievement occurred over 30 years ago, a distant past when politicians still reached across the aisle to pass major legislation. Now, with partisanship as strong and bitter as ever, it would take a myriad of factors to get to a place where tax reform is even a possibility. Setting the stage for comprehensive tax reform would likely require one-party control of both the House and the Senate, a president from that same party who is willing to take big risks, and a speaker of the house with a detailed plan. To the surprise of many, that's exactly where we stand as 2017 unfolds.

When Donald Trump was elected president and the Republican party maintained control of both chambers of Congress, comprehensive tax reform suddenly became a real possibility. Consequently, the Low-Income Housing Tax Credit (LIHTC) market experienced a jolt of uncertainty that is affecting affordable housing deals from coast to coast.

Since 1993, corporations have been under the same tax structure, topping out at 35 percent, which has provided stability in the LIHTC market. That stability, however, was thrown into flux with the election of our 45th president.

According to President Trump's campaign rhetoric and the official White House website, the administration plans to enact massive tax cuts for both businesses and individuals. There has been no clear indication on what the corporate tax rate would change to, although

it's been rumored to be between 15 percent and 25 percent.

Such a change would have a dramatic impact on LIHTC pricing, as a majority of credit buyers are large corporations. With lower taxes to pay, they would need less tax credits. Although stabilized today, almost immediately after the election the LIHTC industry saw a \$0.20 drop in pricing across all markets and all projects.

For some states, this happened during critical timeframes for their application cycles. For example, Indiana had 9 percent LIHTC applications due on Nov. 7, one day before the election. This put the Indiana Housing & Community Development Authority (IHDA) in a tough spot. They were sitting on 32 applications, none of which worked anymore because of the market uncertainty that followed the election. Many states had similar situations. Below are examples of how a handful of states have handled this issue.

**California:** The state is allowing projects to convert to a 9 percent/4 percent structure to bring in additional 4 percent tax credit equity.

**Connecticut:** The Connecticut Housing Finance Authority (CHFA) opted not to impose a fixed price assumption for LIHTCs in the latest 9 percent award cycle, nor did CHFA require any resubmissions. CHFA surveyed syndicators and investors and determined the impact on pricing to be \$0.01 per 1 percent reduction in corporate tax rates. Their analysis included a corporate tax rate floor of 20 percent. Given that the application deadline was Nov. 1 of 2016, the plan was to re-evaluate awards if needed during the carry-

over process at the end of 2017.

**Delaware:** The state imposed mandatory LIHTC pricing applications between \$0.94 and \$0.95.

**Illinois:** The Illinois Housing Development Authority (IHDA) canceled its first round of LIHTC awards scheduled in early 2017. Instead, the second round will award a full year of credits. It is scheduled for September with the hope that the uncertainty will dissipate at least somewhat by that date.

**Iowa:** The state is allowing developers to amend sources to try to fill any funding gaps.

**New Jersey:** The New Jersey Housing and Mortgage Finance Agency (NJHMFA) imposed a firm pricing assumption of \$0.95 on all applications. It also set a minimum number of credits reserved for all projects receiving awards.

**New York:** The state requires timely investor letters addressing the state of the LIHTC market with all applications. It also eliminated LIHTC pricing and pay-in schedules from the scoring criteria.

**North Carolina:** The state created a supplemental round of credits where \$100,000 in credits from the 2017 allocation were awarded to developers to close 2016 deals. This will impact 2017 as less deals will be funded.

**Ohio:** Ohio is taking the 2017 credits and making them available to 2016 projects. In addition, it postponed its February application to March to give developers more time to make any necessary changes.

**Pennsylvania:** The Pennsylvania Housing Finance Authority (PHFA) cycle concluded before the election. As

such, the pricing dropped substantially after the awards were announced. To counter this, the PHFA required resubmissions with new letters and updated financial feasibility analysis, effectively creating a second submission process.

**South Carolina:** The state is working with developers on a one-on-one basis to make the 2016 allocations work.

**Tennessee:** The state is working on a potential reduction in the number of units without a reduction in credit allocation (i.e., reduction in cost without reducing the sources).

**Wisconsin:** Wisconsin delayed applications by one month to allow developers more time to amend projects.

### CHANGING COURSE IN INDIANA

The reaction to the LIHTC market uncertainty in 2017 has been mixed. Some developers were able to adapt quickly while some struggled with the changes. Some states worked collaboratively while others went at it alone. One example of a state that has been transparent with its developers is Indiana. Alan Rakowski, the rental housing tax credit manager of IHCD, shared some insights on how they attacked the problem.

“With the 9 percent applications due the day before the election, IHCD had some inclination that there could be a jolt to LIHTC equity pricing,” said Rakowski. “We had 62 applications, all around one dollar in equity pricing. The first thing we did was wait and hope it would get better. Obviously, that didn’t pan out like we hoped.”

The next step for IHCD was to reach out to developers and market participants through the Indiana Affordable Housing Council (IAHC). Consideration was given to changing the award date, but ultimately the consensus from

IAHC was to maintain the existing timeline.

“The IAHC provided some guidance on how to continue to process applications,” said Rakowski. “We provided a draft policy with two weeks of comment period. For the last four years, we’ve limited the basis boost to 120 percent, so an increase to 130 percent was a quick fix. We also decided to forward allocate 2017 credit deals and use the 2016 development fund dollars to fund gaps.”

In order to help projects move forward, IHCD decided to waive certain fees and not impose a penalty for turning in 2016 credits and reapplying for 2017 credits. On Feb. 23, 2017, there were 16 awards granted. Also new, a waiting list was created in case an awarded deal didn’t need the boosted credits or for deals that didn’t work.

“Although it is still early to judge if the efforts have been successful, thus far the signs are positive,” added Rakowski.

### AGENCY FINANCING

Another way to help fund any financing gaps is to consider agency debt products, like the United States Department of Agriculture (USDA) Sec. 538 guaranteed loan program or the U.S. Housing and Urban Development (HUD)/Federal Housing Administration’s (FHA) Sec. 223(f) or 221(d)(4) loan programs. These programs offer low rates and long terms, which can help fund a gap created by low equity proceeds. For example, the USDA Sec. 538 program has a 40-year term and amortization for both new construction and rehabilitation projects that are located in rural areas. USDA’s definition of “rural” is less than 20,000 people, so many projects can benefit. Other benefits of this program include the fact that it can act as a permanent take-out loan and that it doesn’t require Davis Bacon wages.

If a project has less than approximately \$35,000 in repairs per unit, the FHA Sec. 223(f) program can be a great option. With the low, fixed interest rates and a 35-year term, a project can afford more debt while maintaining a conservative debt coverage ratio.

If more significant repairs are necessary, or if the loan-to-value (LTV) test is limiting loan proceeds, the FHA Sec. 221(d)(4) program can be an intriguing option. Since this program doesn’t have an LTV test, it can provide a significant boost to loan proceeds for certain projects. These programs have other benefits for LIHTC projects such as abbreviated processing, but it’s important to work with a lender that is intimately familiar with the tax credit market.

As we enter the second half of 2017, those in the affordable housing industry are hoping that some of the hesitation that LIHTC investors displayed in the wake of the election subsides. At this point in the year, tax reform passing in 2017 seems more unlikely than it did in January. In addition, a recent article in *Affordable Housing Finance* indicated that many LIHTC investors are hopeful that investment activity will increase, although investors will likely remain more cautious than they were under the previous administration. Either way, developers should stay informed of what’s going on at the housing agencies in their states as adjustments are likely to continue throughout the year. **NN**

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# OMB Issues Directive for Government Reorganization

In April, the Office of Management and Budget (OMB) released a memo with goals and a timeline for federal government reorganization following the Trump administration's "Reorganization Executive Order" from March 13, which requested plans for restructuring the executive branch in order to improve the effectiveness of federal agencies.

OMB's memo, Comprehensive Plan for Reforming the federal government and Reducing the Federal Civilian Workforce, directed all federal agencies to "begin taking immediate action to achieve near-term workforce reductions and cost savings, including planning for funding levels in the president's fiscal year 2018 budget blueprint."

The issuance of the memo lifted a hiring freeze that was put into place in January.

Furthermore, OMB's comprehensive

plan directs agencies to submit an Agency Reform Plan as part of the agency's FY 2019 budget submission; the reorganization plans, which are to be finalized by September 2017, should include long-term workforce reductions and proposals to eliminate or merge programs.

Simultaneously, the White House is requesting public input regarding executive branch reorganization. While some restructuring efforts could fall within the authority of the Executive, other adjustments would need to be enacted through legislation and with congressional approval.

The memo said "the reforms are designed to meet the following objectives:

- Create a lean, accountable, more efficient government that works for the American people;
- Focus the federal government on effectively and efficiently delivering

those programs that are the highest need to citizens and where there is a unique federal role rather than assuming current programs are optimally designed or even needed;

- Align the federal government workforce to meet the needs of today and the future rather than the requirements of the past; and
- Strengthen agencies by removing barriers that hinder front-line employees from delivering results."

The reform plans created by each agency are designed to identify how the department head will improve efficiency, effectiveness and accountability. According to the memo, as part of the analysis "Agencies should develop an analytical framework that looks at the alignment of agency activities with the mission and role of the agency and the performance of individual functions. This framework should result in appropriate proposals in four categories: eliminate activities, restructure or merge, improve organizational efficiency and effectiveness, and workforce management."

The memo lays out six factors to be considered and their resulting options. For example, if a program is duplicative, then the options to explore are to eliminate or merge. Other factors and their options include nonessential/eliminate; federalism/eliminate or restructure; cost-benefit/eliminate, merge, restructure or improve efficiency and effectiveness; efficiency and effectiveness/eliminate, restructure, improve efficiency and effectiveness, improve workforce performance and accountability or enhance evidence building; and customer service/restructure or improve efficiency and effectiveness.

The memo goes on to provide guidance on determining how to implement the options available. **NN**

**IN MAY, U.S. SECRETARY OF AGRICULTURE SONNY PURDUE announced the department's Rural Development agencies would be "elevated to report directly to the secretary of agriculture in recognition of the need to help promote rural prosperity." By doing so, the position of Undersecretary for Rural Development would be eliminated.**

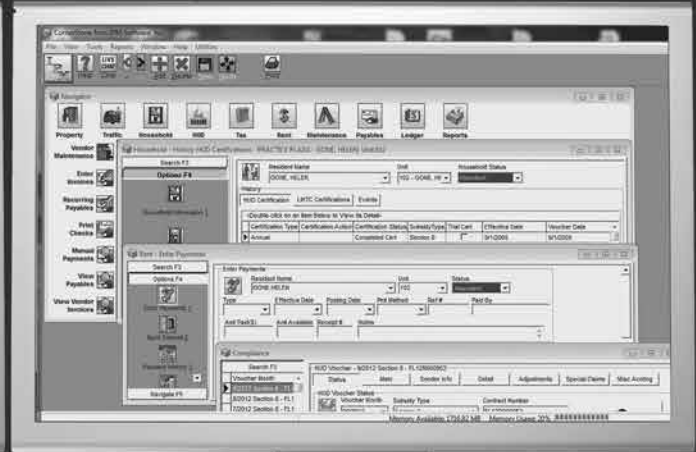
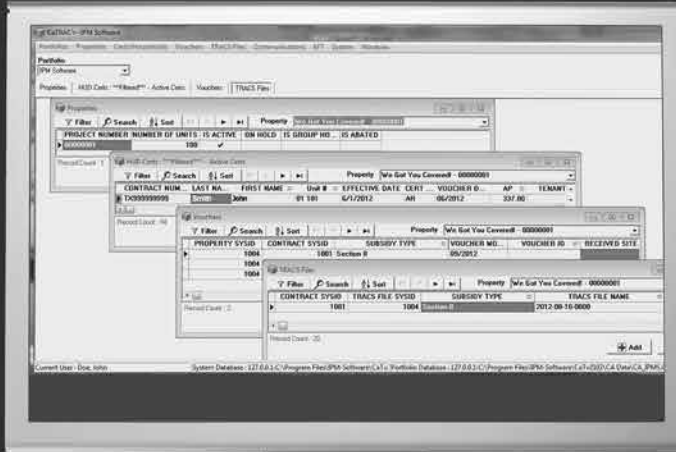
**According to the announcement, fighting poverty wherever it exists is a challenge facing the U.S., and the reality is that nearly 85 percent of America's persistently impoverished counties are in rural areas. It went on to say, rural childhood poverty rates are at their highest point since 1986, affecting one in four rural children, with deep poverty among children being more prevalent in rural areas at 12.2 percent compared to urban areas at 9.2 percent.**

**"The economic health of small towns across America is crucial to the future of the agriculture economy. It is my commitment to always argue for the needs of rural America, which is why we are elevating Rural Development within USDA," Purdue said. "No doubt, the opportunity we have here at the USDA in rural development is unmatched."**

**NAHMA has joined an industry coalition opposed to the change. In a May letter, the organizations said the USDA lacks the legal authority to eliminate the position. Additionally, the letter said the agency must provide interested parties—including all relevant participants in the rural housing market—ample notice and opportunity to comment before restructuring the program is finally determined.**



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# NAHMA Joins Coalition in Responses to Regulatory Reform Issues

**N**AHMA is part of a coalition of leading industry organizations that have submitted comments to the Department of Housing and Urban Development (HUD) in response to the administration's call for regulatory reform. In three separate letters, the industry leaders—who represent owners, management companies, lenders, builders and developers, housing agencies and housing cooperatives involved in the provision of affordable rental housing—address Reducing Regulatory Burden: Enforcing the Regulatory Reform Agenda Executive Order 13777, the Proposed Changes to the Methodology Used for Estimating Fair Market Rents, and the Notice of Proposed Information Collection: Small Area Fair Market Rent Demonstration Evaluation.

To read the comments in their entirety, visit the HUD Issues webpage under the Agencies tab at [www.nahma.org](http://www.nahma.org).

## REDUCING REGULATORY BURDEN

In their comments regarding the executive order, the organizations identify regulations and policies that are “outdated, ineffective or excessively burdensome, warranting repeal, replacement or modification.”

The letter highlights the following regulations:

### ■ Federal Flood Risk Management Standard:

In December 2016, HUD proposed a rule that unnecessarily increases the cost of construction for new multifamily rental and single-family housing utilizing federal funding, including grants and Federal Housing Administration (FHA) mortgage insurance. The coalition said the proposed

rule strayed from its original intent and now threatens access to FHA mortgage insurance programs for multifamily developers in an already tight credit market. Recommendation: To withdraw this flawed rule.

■ **Energy Benchmarking:** In December 2016, HUD requested comments on proposed reporting requirements for energy/utility benchmarking for HUD-insured and HUD-assisted multifamily properties. While supportive of operational efficiencies, these types of mandates add significant costs and delays to the multifamily finance process, among other challenges, the letter said.

**In their comments regarding the executive order, the organizations identify regulations and policies that are “outdated, ineffective or excessively burdensome, warranting repeal, replacement or modification.”**

Recommendation: To withdraw this flawed rule. The letter notes HUD has been successfully using less prescriptive approaches to achieving energy objectives, such as incentivizing energy efficiency in projects.

■ **Davis-Bacon Rules:** The act requires the payment of prevailing wage rates, which are determined by the Department of Labor, for workers on construction projects that use federal funds. According to the letter, there are problems with both the methodology used to determine the wage rates and the use of split-wage determination. Compounding the issue further is the timing of the determination of the applicable wage rate resulting in unexpected increases in labor costs. Recommendation: To re-examine and modify the methodology for wage rate determination.

■ **Fair Housing Rules (Including Dis-**

**parate Impact Rule, Resident Criminal History Screening Guidance, Service and Assistance Animal Guidance):** According to the letter, the Fair Housing Act serves as an important role in ending systematic and intentional discrimination in housing. Expansion of fair housing compliance and enforcement efforts during the last administration left the real estate industry in a position of seeking more clarity regarding Disparate Impact, Resident Criminal History Screening and Service and Assistance Animal Guidance. Issues that further impact property operations, further compounding

the ability to provide safe decent and affordable housing include Quid Pro Quo Rules, Local Nuisance Ordinance Guidance and Occupancy Memoranda, and Limited English Proficiency Guidance. Recommendation: To protect the ability of the real estate industry to consider criminal history in employment and residential screening and to provide clarity on the applicability of disparate impact liability, as it could be used to undermine apartment providers otherwise valid policies to ensure safe and decent housing for residents. The coalition urges HUD to revise notice FHEO-2013-01, regarding Service Animals and Assistance Animals for People with Disabilities to mitigate abuse ensuring that the benefit accrues to those with disabilities.

■ **Affirmatively Furthering Fair Housing:** Affirmatively Furthering Fair Housing (AFFH) was intended to

empower local decision making and foster smart government and better housing policies, broadly identifying impediments to fair housing and allowing for the development of plans to overcome them to desegregate communities. The multifamily industry is indirectly impacted by AFFH, causing delays in the development of affordable housing, according to the letter. Recommendation: To review AFFH assessment tools to support affordable housing development.

■ **Fair Market Rent (FMRs) and Small Area Fair Market Rents (SAFMRs):** HUD's method for establishing Fair Market Rents and determining housing assistance payments is a proven, efficient system. In December 2016, a final rule implementing SAFMRs establishing rent rates by ZIP codes was implemented. Recommendation: To continue to refine the FMR methodology so it considers real estate markets. The coalition opposes the use of SAFMRs/ZIP codes as a substitute for real estate markets in setting rents.

### ESTIMATING FAIR MARKET RENTS

In a separate letter, the coalition said it supports the proposed changes to the general methodology for calculating base rents and recent mover factors. "Adding the requirement of at least 100 observations to the test for statistical reliability should help limit FMR volatility year-to-year, an important principle we have endorsed in the past. Incorporating all-bedroom rents into the recent-mover factors seems a reasonable way to address the twin goals of statistical reliability and using local market data to the greatest extent possible. We are especially happy to see that HUD is maintaining its policy of not allowing recent mover factors to reduce the standard quality

base rent," the letter said.

However, the letter said, "the sweeping changes proposed to the methodology for calculating SAFMRs do not assuage our concerns about SAFMRs in general."

The letter said the industry group has been skeptical of the SAFMR concept, believing that ZIP codes do not represent a valid real estate market and that it strongly supports the principle of choice in the voucher program. The letter said the organizations do not think HUD has established SAFMRs are an effective way to accomplish this. The letter points out HUD now believes the SAFMR methodology requires a major overhaul, which reinforces the coalition's objections.

"Our organizations have supported HUD's effort to gather information about the SAFMR demonstration program. In fact, we suggested a number of recommendations to improve the evaluation, which were not adopted. To date, none of HUD's SAFMR demonstration program evaluation has been released publicly, and other notices indicate that the information gathering has not even begun," the letter said. "The continued use, as well as expansion, of an unproven methodology to reach the goal of moving low-income households to areas of opportunity without any specific sound, empirical-based evidence of its success has far-reaching implications for members of the real estate industry and the residents they serve. HUD should not entertain any changes to the SAFMR methodology or any expansion of the program until it has undergone a statistically valid evaluation."

The coalition urged HUD to repeal the SAFMR final rule but to retain protections from payment standard reductions for residents under Housing

Assistance Payments contracts at the time of the repeal.

### SAFMR DEMONSTRATION EVALUATION

In a third letter, the industry group said it was concerned that HUD has "enthusiastically and prematurely sought to apply broader applications of SAFMRs in the absence of empirical evidence of their effectiveness."

The coalition said it supports HUD engaging both property owners and residents in an interview process, but noted that, in order to establish the effectiveness of the SAFMR demonstrations it is important, in each metropolitan area, to collect equivalent information from property owners and residents in ZIP codes where FMRs are both significantly higher and lower than for the metropolitan area overall.

"Our organizations support HUD's effort to gather information about the SAFMR demonstrations, and recognize the challenges that this information collection can pose. The sample being studied from the demonstration presents challenges given the diversity in market and program conditions and interviewees, as well as in the objectivity of the interview questions. We encourage HUD to work closely, and share preliminary information and results, with stakeholders in an effort to create the most informed review process possible. We also strongly urge HUD to discontinue use of the SAFMRs in the absence of an accurate assessment of the program's success in achieving the stated goal of moving voucher holders to areas of opportunity in the demonstration areas. We all share the goal of producing the most effective rental assistance policy to help those in need, but it is unclear that the SAFMR methodology as it exists today is the best way to achieve that goal," the coalition said. **NN**

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# HUD Issues VAWA Guidance For Owners and Agents

**T**he Department of Housing and Urban Development (HUD) issued housing notice (H 2017-05), Violence Against Women Act (VAWA) Reauthorization Act of 2013—Additional Guidance for Multifamily Owners and Management Agents on June 30. The notice “provides guidance to owners and management agents (O/As) of HUD multifamily assisted housing on the requirements of the Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs, Final Rule, published in the *Federal Register* on Nov. 16, 2016. This notice does not encompass every aspect of the VAWA Final Rule and should be used in conjunction with the VAWA Final Rule. This notice supersedes Housing Notices H 2010-23 and H 2009-15.”

The VAWA notice applies to Project-based Section 8 programs, Section 202/162 Project Assistance Contract, Section 202 Project Rental Assistance Contract (PRAC), Section 202 Senior Preservation Rental Assistance Contracts, Section 811 PRAC, Section 811 Project Rental Assistance (PRA), Section 236 including RAP and Section 221(d)(3)/(d)(5) Below Market Interest Rate.

The VAWA notice can be found on the HUD Issues webpage under the agencies tab at [www.nahma.org](http://www.nahma.org).



Translated VAWA forms HUD-5380, 5381, 5382, and 5383 are posted on HUDclips. Form HUD-91066 is obsolete and removed from HUDclips. Form HUD-91067 is in the process of being revised; refer to the notice for guidance.

## MAJOR CHANGES

According to the notice, the major changes for multifamily housing programs include:

- Specifying sexual assault as a crime covered by VAWA in HUD-covered programs. The notice clarifies that, consistent with HUD’s nondiscrimination and equal opportunity requirements, victims of domestic violence, dating violence, sexual assault or stalk-

ing, sexual assault or stalking.

- Establishing the requirements for creating an emergency transfer plan and for related record keeping and reporting, and providing both a model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking, form HUD-5381, and an Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual

**...establishing a new requirement for reasonable time periods during which a resident who is a victim of domestic violence, dating violence, sexual assault, or stalking may remain in the unit while establishing eligibility under the current housing program or under another covered housing program, or seeking alternate housing.**

ing cannot be discriminated against on the basis of any protected class, and HUD programs must also be operated consistent with HUD’s Equal Access Rule, which requires that HUD-assisted and HUD-insured housing must be available to all otherwise eligible individuals and families without regard to actual or perceived sexual orientation, gender identity or marital status.

- Establishing new definitions (e.g., affiliated individual and sexual assault, and others) and revising previously defined terminology (e.g., bifurcate and stalking).

- Establishing new requirements for notification of occupancy rights under VAWA, and transmitting a Notice of Occupancy Rights Under the Violence Against Women Act, form HUD-5380. The notice provides that applicants and residents may not be denied assistance or have assistance terminated under a covered housing program based on or as a direct result of the fact that the applicant or resident is or has been a victim of domestic violence, dating

Assault or Stalking, form HUD-5383.

- Revising requirements for documenting the occurrence of domestic violence, dating violence, sexual assault or stalking, and providing a new Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking and Alternate Documentation, form HUD-5382.

- Where the O/A exercises the option to bifurcate a lease and the evicted or terminated resident was the recipient of assistance at the time of bifurcation, establishing a new requirement for reasonable time periods during which a resident who is a victim of domestic violence, dating violence, sexual assault, or stalking may remain in the unit while establishing eligibility under the current housing program or under another covered housing program, or seeking alternate housing.

- Revising various Multifamily Housing regulations from the 2005 reauthorization of VAWA (VAWA 2005) to

*continued on page 18*

broadly state that VAWA protections apply, so that all applicants and residents, and not only those determined to be victims of domestic violence, dating violence, sexual assault, or stalking receive statutorily required notification of their VAWA rights.

■ Clarifying that O/As may establish a preference for victims of dating violence, sexual assault or stalking, in addition to domestic violence.

### CERTIFICATION AND DOCUMENTATION

In the notice, HUD outlines the VAWA certification process, required documentation and denial process. The notice states that form HUD-5382, Certification of Domestic

Violence, Dating Violence, Sexual Assault or Stalking and Alternative Documentation, supersedes the Multifamily Housing VAWA certification form, HUD-91066. HUD directs O/As to attach

form HUD-5382 to the VAWA Notice of Occupancy Rights, form HUD-5380. HUD states, “O/As may accept this form and must make it publicly available and provide it upon request.” The form must be consistent with HUD’s Limited English Proficiency (LEP) Guidance, as well as consistent with other fair housing laws, civil rights laws and requirements for reasonable accommodations for individuals with disabilities.

### VAWA LEASE ADDENDUM

HUD is still finalizing the VAWA Lease Addendum, form HUD-91067. HUD states the “Office of Multifamily Housing will soon issue an updated form HUD-91067, VAWA Lease Addendum, which will include the additional provisions required in the final rule. All O/As must use this updated form when providing or modifying a lease. Once available, O/As will be required to pro-

vide the new VAWA Lease Addendum to all current households, either at the next annual recertification or at another opportunity. All new move-ins must receive the lease addendum. HUD also encourages O/As to include additional VAWA protections in their house rules.

“In lieu of the VAWA Lease Addendum, HUD refers O/As to 24 CFR Part 5, subpart L, and the applicable program regulations for required elements of the lease addendum. The updated lease provisions in HUD-91067 will include updates regarding: Definitions (24 CFR 5.2003); VAWA protections (24 CFR 5.2005); Documenting the occurrence of domestic violence, dat-

ing violence, sexual assault or stalking (24 CFR 5.2007); and Remedies available to victims of domestic violence, dating violence, sexual assault, or stalking as applicable to the multifamily housing program, including emergency transfers (24 CFR 5.2009).”

### NOTICE OF OCCUPANCY RIGHTS

The VAWA Notice of Occupancy Rights, Form HUD-5380, must be made available in multiple languages, consistent with HUD’s LEP guidance, the June 30 notice states. O/As must be aware of the deadlines for providing HUD-5380. HUD states, “The VAWA Notice of Occupancy Rights, along with the attached certification form HUD-5382, must be provided to existing households, applicants and new move-ins/initial certifications no later than each of the following times:

1. For applicants:

a. At the time the household is provided assistance or admission (i.e., at move-in (MI) or initial certification (IC)), and

b. At the time the applicant is denied assistance or admission.

2. For existing households:

a. Through Dec. 15, 2017, at each household’s annual recertification (AR), and

b. With any notification of eviction or termination of assistance, (but not with subsequent eviction or termination notices sent for the same infraction).

If households have already had their AR for 2017 and they were not provided with the forms, the O/A must provide the forms to those households

**The VAWA Final Rule does not require an applicant/household to sign acknowledgement of receipt of the Notice of Occupancy Rights and certification form. However, HUD said it strongly recommends that O/As maintain a note or other documentation in each resident’s file that indicates when each applicant or household was provided the forms.**

through other means by Dec. 15, 2017. A note or documentation must be made in those resident files indicating when the forms were provided to the household.”

The VAWA Final Rule does not require an applicant/household to sign acknowledgement of receipt of the Notice of Occupancy Rights and certification form. However, HUD said it strongly recommends that O/As maintain a note or other documentation in each resident’s file that indicates when each applicant or household was provided the forms.

### EMERGENCY TRANSFERS

After a section on victim confidentiality, the HUD notice provides the requirements and process for emergency transfer plans. HUD’s model Emergency Transfer Plan, form HUD-5381, and a model Emergency Transfer



Request, form HUD-5383, are available. In regards to Management and Occupancy Reviews (MORs), HUD states, "O/As must adopt an Emergency Transfer Plan no later than June 14, 2017, [although this notice was not issued until June 30, 2017]. For MORs conducted after the publication of this Notice through Dec. 13, 2017, reviewers should issue a Recommendation, rather than a Finding, for noncompliance relating to the Emergency Transfer Plan. For MORs conducted after Dec. 14, 2017, a Finding should be issued for noncompliance relating to the Emergency Transfer Plan."

### RECORD KEEPING AND REPORTING REQUIREMENTS

In this section of the notice, HUD states that O/As must "keep confidential records of all emergency transfers requested under its Emergency Transfer Plan and the outcomes of such requests, and to retain these records for a period of three years, or for a period as specified in program regulations." The requests and outcomes of such requests must be reported to HUD annually. In a future release of the Tenant Rental Assistance Certification System (TRACS), HUD plans to add data elements for the number of emergency transfer requests received; number of requests resolved; number still pending; and outcomes of requests. Until TRACS is updated, the requirement to report this information is not in effect and HUD will communicate additional details about the reporting requirement at a later date.

### ESTABLISHING WAITING LIST PREFERENCES

According to the HUD notice, O/As can establish a VAWA admission preference. HUD states, "O/As do not need HUD approval to adopt a VAWA preference—this is an acceptable owner-adopted preference. O/As must modify their Tenant Selection Plan to include the owner-adopted

preference. The Tenant Selection Plan will be reviewed during the property's MOR. HUD does note that owners must receive HUD approval to adopt an admissions preference not specified under the requirements for owner-adopted preferences.

For reference on establishing owner-adopted preferences, HUD refers to 24 CFR 5.655, HUD Handbook 4350.3, REV-1, Chapter 4-6 or Housing Notice 2013-21 Implementation and approval of owner-adopted admission preferences for individuals or families experiencing homelessness."

### HUD ENFORCEMENT

HUD plans to enforce VAWA requirements "during an on-site MOR or as part of an off-site desk review. HUD, the property's Performance Based Contract Administrator (PBCA), or the property's Traditional Contract Administrator staff will review the O/As compliance with VAWA Final Rule. HUD/PBCA/TCS will identify areas of noncompliance in the form HUD-9834." In addition to these requirements, O/As must comply with all applicable fair housing and civil rights laws and requirements in the implementation of VAWA requirements. HUD said O/As must also take reasonable steps to ensure meaningful access to their programs and activities to LEP individuals.

### MORE GUIDANCE

In a similar vein, on May 19, HUD released guidance for Public Housing Agencies (PHAs) and owners on the implementation of the Violence Against Women Reauthorization Act of 2013 Final Rule, which was published in November 2016. This guidance applies to PHAs administering the Public Housing program, the Housing Choice Voucher program and Section 8 Moderate Rehabilitation.

To view the VAWA guidance, visit the HUD Issues webpage under the Agencies tab on the NAHMA website. **NN**



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# Vouchers Require DUNS Number for Payments

**B**eginning in December 2017, all voucher submissions to the Tenant Rental Assistance Certification System (TRACS) that do not have an active Dun & Bradstreet's Data Numbering System (DUNS) number will not receive payment, according to a Department of Housing and Urban Development (HUD) memo issued in June.

The memo states that before an entity can do business with the government, it must obtain DUNS, a unique nine-digit identification number, for each physical location. It goes on to say the entity must also register in the System for Award Management (SAM), the official U.S. government system that consolidates the Central Contractor Registration, Federal Contract Registry, Online Representations and Certifications Application and Excluded Parties List System.

Those that have a DUNS number

must reactivate annually in SAM to be eligible to receive financial assistance. There is no charge to register or maintain an entity's record in SAM.

Effective Dec. 1, vouchers without an active DUNS number will generate a fatal error in TRACS that will result in not receiving payment until the error is corrected.

## STEPS FOR UPDATING/RENEWING AN ENTITY

1. Go to [www.sam.gov](http://www.sam.gov) and log in with your SAM username and password
2. Click "Register/Update Entity" and then "Complete Registrations" (if you started your update earlier, click on "Incomplete Registrations")
3. In the Entity List panel, click on the entity to update/renew
4. Click the Update Entity button in the "Registration Details" Panel

5. Complete Purpose of Registration
6. Validate/Update "Core Data"
7. Validate/Update "Assertions" (not required to be eligible for Grants only)
8. Validate/Update "Representations and Certifications" (not required to be eligible for Grants only)
9. Validate/Update "Points of Contact," including optional POCs. If you no longer wish to have the optional POCs, delete all data in these fields
10. If you qualify as a small business, validate/update your information in SBA's Dynamic Small Business Search (DSBS) or apply for a small business certification on the "SBA Supplemental" page
11. Click Submit

If an update/renewal requires IRS or Commercial and Government Entity revalidation, it will take up to five business days for it to become active and replace the previous registration. **NN**

# NAHMA Issues Report on Affordable Housing Initiative

**N**AHMA launched its initiative, Cities Where You Can Afford to Work and Live, in April with the publication of *Five Cities Taking Steps to Improve Access and Availability*, highlighting cities that are making progress in implementing policies to address the shortage of affordable housing in their locales. Dustin C. Read, Ph.D., J.D., an assistant professor of property management and real estate at Virginia Tech, authored the report, which can be found on NAHMA's website. The cities featured in the report are Atlanta, Ga.; Columbus, Ohio; Denver, Colo.; Minneapolis, Minn.; and San Diego, Calif.

Across the country, teachers, firefighters, police, restaurant staff, retail workers

and retirees among others—all core members of a healthy, vibrant community—can't afford to live in the cities they have served. For many, more than half of their income goes to pay the rent, leaving little left over for food, utilities, transportation, health care, day care and other vital needs. This growing financial burden for basic rental housing for millions of Americans challenges the social and economic well-being of cities large and small. NAHMA's goal is to identify and highlight innovative programs by cities that successfully increase the net number of affordable rental housing units in their communities.

"The case studies presented in this research report suggest cities throughout the United States are actively taking steps

to increase their supply of affordable rental housing because they realize it is important to their economic vitality," Read said.

The case studies presented in the report are meant to provide examples of how localities have attempted to address the lack of affordable housing in their communities and does not intend to imply they have solved their housing shortage. Furthermore, they are meant to inspire public officials to assess how they can best use a variety of policy tools in a locally responsive manner to create Cities Where You Can Afford to Work and Live.

The report can be found on [www.nahma.org](http://www.nahma.org), on the Cities Where You Can Afford to Work and Live webpage under the Grassroots Advocacy tab. **NN**

8609 3115 990 BASIS HAP LIHTC HUD 2/15



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# In Support of GSE's Underserved Market Plans

**N**AHMA submitted comments in July to the Federal Housing Finance Agency (FHFA) regarding its draft underserved markets plans for Fannie Mae and Freddie Mac, as required under the Duty to Serve rule (DTS).

Under the rule, each government-sponsored enterprise (GSE) must submit a three-year underserved markets plan that describes the actions and objectives it will take to meet its requirements to better serve three underserved segments of the mortgage market—manufactured housing, affordable housing preservation and rural housing.

Overall, NAHMA supports each GSE's regulatory activities and objectives, as outlined in proposed underserved markets plan.

“At a time when affordable housing remains unavailable to millions of individuals and families in need of housing, NAHMA is encouraged with the affordable housing activities and goals both enterprises provided in their underserved market plans. NAHMA is also encouraged that the enterprises are returning to the Low-Income Housing Tax Credit (LIHTC) market with a focus on providing liquidity to rural areas. We strongly support the enterprises' support for current affordable housing programs, including Project-based Section 8, Section 202 housing, Section 811 housing, the Rental Assistance Demonstration (RAD), USDA Section 515 Rural Housing Program and LIHTC. Where possible, NAHMA recommends the enterprises compliment their preservation activities with opportunities for new con-

struction of affordable housing. The demand for affordable housing options for the nation's rising elderly population and the unmet housing needs in rural communities are opportunities for the enterprises to participate in the affordable housing marketplace,” NAHMA wrote.

Both Fannie Mae and Freddie Mac, in their proposed plans, said they

laborate with HFAs to support shared-equity homeownership loans and housing opportunities in high-needs rural regions.

Both Fannie Mae and Freddie Mac include housing credit investment in their plans. Fannie Mae proposes to research the housing credit market in 2018 and if approved by FHFA, acquire at least five housing credit

**“NAHMA is also encouraged that the enterprises are returning to the Low-Income Housing Tax Credit (LIHTC) market with a focus on providing liquidity to rural areas. We strongly support the enterprises' support for current affordable housing programs, including Project-based Section 8, Section 202 housing, Section 811 housing, the Rental Assistance Demonstration (RAD), USDA Section 515 Rural Housing Program and LIHTC.”**

intend to work directly with state housing finance agencies (HFAs) to support affordable housing activities. Fannie Mae proposes to work with state HFAs to research and identify opportunities to better support shared-equity homeownership loans, affordable multifamily and single-family housing in “high-needs rural regions,” defined as Middle Appalachia, the Lower Mississippi Delta or a colonia—which according the FHFA, are communities located primarily within 150 miles of the U.S.-Mexico border in Arizona, New Mexico, Texas or California—and financing for energy and water efficiency improvements in affordable single-family and multifamily housing. Additionally, Fannie Mae looks to partner with HFAs to support the financing of rural housing by small financial institutions.

Freddie Mac also proposes to col-

investments on projects in rural areas in 2019 and at least 10 in 2020.

Fannie Mae also proposes to develop and implement plans for making housing credit investments that support housing in high-needs rural areas and housing for high-needs rural populations, such as Native Americans and seasonal migrant workers.

Freddie Mac's plan focuses on housing credit investments for housing in high-need rural areas and for high-needs rural populations. Similarly to Fannie Mae, Freddie Mac plans to research the market for investments in 2018 and with FHFA approval, to make the investments in 2019 and 2020. Freddie Mac also plans to begin purchasing loans for small multifamily properties originated through the U.S. Department of Agriculture's 515 Program that have been allocated 4 percent housing credits by 2020. **NN**



# ARE YOU NEW TO TAX CREDITS OR LOOKING FOR A REFRESHER?



**LIHTC 101: Tax Credit Basics** will help your agency capitalize on available opportunities.

Visit [www.housingcenter.com/LIHTC](http://www.housingcenter.com/LIHTC)

to watch a preview and test your knowledge with our one-minute self-assessment quiz!

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\*On most orders to most areas.

17-15211



# Talents of Residents On Display

**W**orla Dra-Zonyrah, a sixth-grader from Worcester, Mass., has been named the grand prizewinner in NAHMA's annual AHMA Drug-Free Kids poster and art contest. The talented artist's artwork will appear on the cover of NAHMA's 2018 calendar.

Worla, 12, also receives an all-expenses-paid trip to Washington, D.C., for NAHMA's Regulatory Issues fall meeting in October, as well as a scholarship of \$2,500 from the NAHMA Educational Foundation.

The poster contest is open to children and elderly residents 55 years or older who live in a community of a NAHMA or a local Affordable Housing Management Association (AHMA) member company, as well as residents with special needs who live in a permanent supportive housing community or Section 811 community of a NAHMA or a local AHMA member company.

The underlying message for the annual contest is always a drug-free theme but the association wanted to open the door for more avenues of expression, so a subtheme

is incorporated into the poster contest. The subtheme for 2017 is Learning Will Get Me Where I'm Going: Reaching for Knowledge.

Nearly 5,000 eligible residents participated in the nationwide contest.

New for this year, each national

These participants are in addition to those selected as national winners.

The original winning artwork will be auctioned at the fall meeting, Oct. 22-24, with the proceeds supporting the foundation's scholarship program.

For the contest, the artwork is

**The underlying message for the annual contest is always a drug-free theme but the association wanted to open the door for more avenues of expression, so a subtheme is incorporated into the poster contest.**

winner of the NAHMA contest—regardless of entry category—receives a \$1,000 educational scholarship from the NAHMA Educational Foundation. All winners are also featured as their own month in the 2018 calendar.

Additionally, participants in the annual art contests held by the local AHMAs are eligible to be selected as Regional AHMA Art Contest Honorable Mentions. Those selected for this distinction will have their artwork featured in a special section of the NAHMA 2018 Drug-Free Kids calendar and receive a \$100 scholarship.

divided into seven categories with winners selected from each of the following: kindergarten-first grade, second-third grades, fourth-sixth grades, seventh-ninth grades, 10th-12th grades, seniors and residents with special needs. Only students are eligible for the grand prize.

Calendars go on sale beginning in September and are available by visiting NAHMA's Online Store at [www.nahma.org](http://www.nahma.org). The cost is \$5.50, which is a Department of Housing and Urban Development and U.S. Department of Agriculture allowable project expense. **NN**

## Educational Foundation Honors Navigate

**THE NAHMA EDUCATIONAL FOUNDATION** will be honoring Navigate Affordable Housing Partners with the 2017 Inspiration Award at its annual gala in October. The award recognizes individuals or organizations for their long-time commitment to the advancement of educational opportunities for those working within the affordable housing industry and the residents they serve.

"Navigate Affordable Housing Partners and the Housing Affordability Trust are proud to partner with the NAHMA Educational Foundation. The goal has always been to improve the quality of lives of those we all serve in affordable housing. Congratulations to all those involved including volunteer board members, staff and other donors, for the tremendous success that has been achieved," Eric Q. Strong, Navigate Affordable Housing Partners CEO, said.

Navigate, headquartered in Birmingham, Ala., is being honored for its commitment to the foundation's scholarship program including the company's contribution of \$950,000 worth of endowments over the last 10 years.

"Navigate Affordable Housing Partners' unwavering commitment to developing the next generation through education, is evidenced through their steadfast support of the NAHMA Educational Foundation. Thanks to the endowments made by Navigate, first as a seed endowment at the inception of the program and another sustaining donation of \$250,000 this past May, we have created a strong financial legacy that will benefit so many recipients in the years to come. It goes without saying that the foundation is truly grateful for their continued support!" Melissa Fish-Crane, NAHMA

## Honoring the Artists

The following lists this year's national program winners, with their ages at time of submission, grade completed in June 2017/contest category, community where they live, management company and name of the AHMA that submitted their artwork:

### GRAND PRIZEWINNER

Worla Dra-Zonyrah, 12, sixth grade; Stratton Hill Park, Worcester, Mass.; Corcoran Management; NEAHMA

### NATIONAL WINNERS

Kheahna Davis, 8, third grade; Sunflower Lane Apartments, Clarksdale, Miss.; Interstate Realty Management Company; SAHMA

Moriah Fordjour, 6, first grade; Stratton Hill Park, Worcester, Mass.; Corcoran Management; NEAHMA

Uriel Fordjour, 10, fifth grade; Stratton Hill Park, Worcester, Mass.; Corcoran Management; NEAHMA

Deyha L. Gomez, 10, fifth grade; Riverwalk Apartments, San Diego, Calif.; Solari Enterprises; AHMA-PSW

J. Johnson, 14, ninth grade; Crawford Square, Pittsburgh, Penn.; McCormack Baron Management Services; PAHMA

Anthony Keshishyan, 11, sixth grade; The Gardens on Garfield, Glendale, Calif.; Thomas Safran & Associates; AHMA-PSW

Arusyak Keshishyan, 16, 11th grade; The Gardens on Garfield, Glendale, Calif.; Thomas Safran & Associates; AHMA-PSW

Jennifer Lauzon, 17, 11th grade; Bay Village, Fall River, Mass.; First Realty Management Corp.; NEAHMA

Jessica Lauzon, 13, eighth grade; Bay Village, Fall River, Mass.; First Realty Management Corp.; NEAHMA

Winnie Mei, 17, 11th grade; Charlesview Residences, Brighton, Mass.; Peabody Properties Inc.; NEAHMA

Jean Mistretta, 74, senior; Linwood Mill, Whitinsville, Mass.; Peabody Properties Inc.; NEAHMA

José Ribot Rosa, 66, senior; Trigo Elderly Housing, San Juan, Puerto Rico; Martinal Management Corporation; SAHMA

Diego Salcido, 8, third grade; Strathern Court, Sun Valley, Calif.; Thomas Safran & Associates; AHMA-PSW

### HONORABLE MENTIONS

Kenny Camacho, 48, special needs; Winteringham Village, Toms River, N.J.; The Michaels Organization; JAHMA

Marianna Gonzalez, 10, fifth grade; Village Park Apartments, Scranton, Penn.; Interstate Realty Management; PennDel AHMA

Beverly Hamler, 71, senior; Logan Place, Mansfield, Ohio; Gorsuch Management/Fairfield Homes; MAHMA

Ariana Lemus, 9, third grade; Don De Dios Apartments, San Jose, Calif.; EAH Housing; AHMA-NCH

Jada McCaslin, 12, seventh grade; West End Baptist Manor Apartments, San Antonio, Texas; McDougal Property Management; SWAHMA

Phyllis Monroe, 58, senior; Parc Crest Apartments, Farmville, Va.; Park Properties; Mid-Atlantic AHMA

Divina Saavedra, 75, senior; Evergreen Commons, Houston, Texas; Multifamily Management Ministries Housing; AHMA East Texas

Elliot Seymour, 17, 11th grade; Council Groves Apartments, Missoula, Mont.; Tamarack Property Management Co.; Rocky AHMA

Jiahui Wu, 13, seventh grade; Kuna Valley Run Apartments, Kuna, Idaho; Northwest Real Estate Capital Corp.; Idaho AHMA

## Record Setting Year For Scholarships

**IN EARLY JULY, THE NAHMA Educational Foundation announced that it would be awarding 130 scholarships each worth \$2,500, for a total of \$325,000 in 2017. The program set records with the number of applications filed, the number of complete applications received, the number of scholarships awarded and the total amount of money to be distributed. With the money awarded in 2017, the grand total of scholarship money distributed over the 11-year history of the program now exceeds \$1,250,000. This year's class of NAHMA scholars comes from 25 different states, the District of Columbia and the U.S. Virgin Islands and represents 12 different regional AHMAs.**

**"The foundation is absolutely thrilled with this year's selections. We are awarding 51 more scholarships than we did in 2016. A new record was established in just about every category of the program. And, we are especially delighted to have gone over the \$1 million threshold in total money awarded over the life of the program. We want to congratulate each individual that was selected and commend them for their outstanding academic performance. The foundation also wants to express its sincere gratitude to all of our donors and sponsors, whose continuing generous donations, make this wonderful program possible!"** NAHMA Educational Foundation Chairperson Melissa Fish-Crane said, upon learning of this year's outcome.

**The complete list of 2017 NAHMA scholars is being made available to all members. Congratulations to all AHMAs, management companies and multifamily communities across the country that have recipients and thank you for promoting the program to your residents. For more information, please contact Dr. Bruce W. Johnson, NAHMA scholarship program administrator, at [bjohnson@tmo.com](mailto:bjohnson@tmo.com). NN**

Educational Foundation chair, said.

In selecting an Inspiration Award winner, the foundation board considers the nominee's accomplishments in promoting education including training and recognition programs for employees, active participation in organizations promoting scholarship and furthering education, development of regional or national awareness campaigns or programs, and promotion or development of industry certification and training programs.

The 2017 Inspiration Award will be presented during the foundation's annual gala, Oct. 23, at the W Washington D.C. Hotel. The benefit serves as the primary public annual fundraising event for the NAHMA Educational Foundation's scholarship fund. NN



Sponsorships and tickets are available for the NAHMA Educational Foundation's annual dinner event in October to raise funding for scholarships for residents of affordable housing. There are a number of sponsorship packages for every budget. For a complete listing of opportunities available, visit <https://www.nahma.org/wp-content/uploads/2014/04/NAHMA-Educational-Foundation-Inspire-Gala-2017.pdf>.

# Time to Start Preparing COQ Applications

**B**efore summer vacations and back-to-school events start dominating the schedule, plan to enter the NAHMA 2017 Communities of Quality (COQ) Awards competition. The submission deadline to NAHMA is Nov. 3.

To enter the awards competition, a property must first apply for and achieve national recognition as a NAHMA Community of Quality with a minimum score

of 325 points on its National Recognition application. The deadline for submitting an application to a local AHMA for consideration in the national program is Sept. 8.

“The Communities of Quality Awards honor the achievements of affordable housing providers who make an unprecedented contribution to developing outstanding properties for families of modest means. NAHMA believes it is essential that outstanding affordable properties—and the individuals who establish them—be publicly recognized for providing quality housing that offers

a safe, healthy environment,” Michael Johnson, SHCM, NAHP-e, NAHMA president, said. “They are communities supplying essential programs and services for their residents. These awards bring valuable well-deserved attention to the important work we are all doing.”

**An overview of the COQ program, the national recognition program and the awards’ detailed application information and submission materials are available at the NAHMA website at <http://www.nahma.org/awards-contests/communities-of-quality/>.**

The awards competition has five categories:

- Exemplary Family Development
- Exemplary Development for the Elderly
- Exemplary Development for Residents with Special Needs
- Exemplary Development for Single Room Occupancy Housing
- Outstanding Turnaround of a Troubled Property

Award winners will be notified in early January 2018 and will receive their awards in a special ceremony at

the NAHMA 2018 March meeting in Washington, D.C.

This year’s COQ Awards program is once again jointly sponsored by HD Supply Multifamily Solutions, a leading supplier of maintenance and renovation products to the multihous-

ing 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, Connecticut, Mississippi and Virginia.

An overview of the COQ program, along with the awards’ detailed application information and submission materials are available at the NAHMA website at <http://www.nahma.org/awards-contests/communities-of-quality/>.

The AHMAs will also be honoring their local NAHMA Communities of Quality program participants. Please check your local AHMA’s program details; a directory of the AHMAs is available on the NAHMA website, at <http://www.nahma.org/membership/ahma-directory/>.

For more information about the COQ program and awards, contact Paulette Washington at 703-683-8630, ext. 110 or [pwashington@nahma.org](mailto:pwashington@nahma.org).

NAHMA looks forward to receiving numerous applications in every category from every AHMA. The time to start preparing applications is now. **NN**

## About the COQ Awards Sponsors

**HD SUPPLY MULTIFAMILY SOLUTIONS:** With 50,000-plus items and free, next-day delivery on most items to most areas, HD Supply Multifamily Solutions is your source for maintenance supplies, fabrication, installation and renovation services. Our 700-plus account representatives serve more than 130 markets, providing personalized service backed by the strength of a national company. For more information, visit [hdsuppliesolutions.com](http://hdsuppliesolutions.com).

**NAVIGATE AFFORDABLE HOUSING PARTNERS:** Based in Birmingham, Ala., Navigate Affordable Housing Partners is HUD’s Section 8 PBCA for Alabama, Mississippi, Virginia and Connecticut. With a strong reputation for customer service and training, Navigate oversees a portfolio of more than 70,000 units. Navigate has a history of developing, owning and managing HUD assisted properties in Alabama and has recently begun providing consulting and development services to public housing authorities. For further information, visit [navigatehousing.com](http://navigatehousing.com).

# REGULATORY WRAP-UP

## HUD NEWS

**ON JUNE 12, THREE NEW CHAPTERS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) HANDBOOK 4350.1, *Multifamily Asset Management and Project Servicing* were released for review. They were Chapter 4.01—Combining Section 8 Contracts, Chapter 6.03—Interest Rate Reduction, and Chapter 8.02—Partial Payment of Claims. The handbook serves as a resource for staff, industry partners and owners and agents. HUD will continue to release chapter revisions as they become available.**

**ON JULY 5, HUD PUBLISHED THE REVISED SECTION 8 RENEWAL POLICY GUIDE**, which controls the renewal of Section 8 housing assistance contracts as well as annual adjustments for those contracts. This guidance will apply to renewal and amended rent packages received by the department or postmarked on or after July 28, 2017. The publication is available on the Multifamily home page under “What’s New.”

**ON JUNE 30, HUD ISSUED HOUSING NOTICE (H 2017-05), VIOLENCE AGAINST**

**WOMEN ACT (VAWA)** Reauthorization Act of 2013—Additional Guidance for Multifamily Owners and Management Agents. On May 22, HUD issued related VAWA compliance guidance for Public Housing Agencies (PHAs) and owners. For full details on the VAWA notices, see the article on page 17.

**HUD RELEASED NOTICE, PIH 2017-10 (HA), REGARDING IMPLEMENTATION OF THE FISCAL YEAR 2017 FUNDING** provisions for the Housing Choice Voucher (HCV) program on June 29. Funding is provided through the Consolidated Appropriations Act 2017, which HUD allocates to public housing agencies (PHA) as described in the notice. Renewal funding is based on validated Voucher Management System leasing and cost data for the prior calendar year, Jan. 1-Dec. 31, 2016. The implementation notice provides information on how HUD calculates Housing Assistance Payments Contract renewal funding for each PHA’s HCV program. The notice encourages PHAs to pay particular attention to the set-aside funding provisions listed in Section 5 and Attachment A. To view the notice, visit the HUD Issues webpage under the Agencies tab at [www.nahma.org](http://www.nahma.org).

**ON JUNE 13, THE OFFICE OF HOUSING AND THE OFFICE OF PUBLIC AND INDIAN HOUSING (PIH) ISSUED A JOINT LETTER** celebrating 25 years of HUD’s Family Self-Sufficiency (FSS) Program. The letter announced several new resources to provide owners with practical hands-on guidance on how to run an effective FSS program including the *FSS Program Guidebook for Owners of Project-Based Section 8 Developments* for FSS programs administered by private owners of HUD-assisted properties. Additionally, multifamily owners can benefit from *Administering an Effective FSS Program: A Guidebook Based on Evidence and Promising Practices*, and FSS Online Training, which are tailored to PHA-run FSS programs, but include information relevant to all FSS programs.

## USDA NEWS

**ON JULY 6, THE FISCAL YEAR 2018 MANAGEMENT FEES WERE POSTED** on the U.S. Department of Agriculture (USDA) Rural Development website. Additionally, attachment 3-F of the MFH Asset Management Handbook, Chapter 3 was revised to reflect the FY 2018 Management Fee. The management fee was increased by the 2017 Operating Cost Adjustment Factor for each state. The fees will be used for the FY 2018 budget cycle beginning Jan. 1, 2018. All management fees have been rounded up to the nearest dollar. To view the attached updates, visit the USDA Rural Housing Issues webpage under the Agencies tab at [www.nahma.org](http://www.nahma.org).

**ON JUNE 27, USDA RURAL DEVELOPMENT RELEASED AN UNNUMBERED** letter on the implementation of relief efforts for borrowers with accepted Conditional Commitments that have debt deferral as a financing tool under the Multifamily Preservation and Revitalization Demonstration program for Sections 514, 515, and 516. To read the letter, visit the USDA Rural Housing Issues webpage under the Agencies tab at [www.nahma.org](http://www.nahma.org). **NN**

## ELDERLY HOUSING COALITION

The Elderly Housing Coalition, of which NAHMA is a member, held three tours of Department of Housing and Urban Development (HUD) Section 202 Housing for the Elderly communities in May. Congressional staffers along with coalition members toured



properties in Maryland and Washington, D.C. Other members of the coalition include B’nai B’rith International, Housing Partnership Network, LeadingAge and the National Caucus & Center on Black Aging Inc.



## SEPTEMBER

### 2-3

#### **Tax Credit & SHCM Exam**

Princeton, NJ  
JAHMA  
856-786-9590  
[www.jahma.org](http://jahma.org)

### 6

#### **Top 10 Fair Housing Issues**

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

#### **Top 10 Fair Housing Issues**

Webinar  
AHMS-PSW  
866-698-2462  
[www.ahma-psw.org](http://ahma-psw.org)

### 11-12

#### **AHMA-NCH Annual Conference**

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

### 12

#### **Basic Tax Credit**

Connecticut  
NEAHMA  
781-380-4344  
[www.neahma.org](http://www.neahma.org)

#### **EIV A to Z-Security, Effective Use and Compliance**

Whittier, CA  
AHMS-PSW  
866-698-2462  
[www.ahma-psw.org](http://ahma-psw.org)

### 12-13

#### **Regional Affordable Housing Conference**

Columbus, OH  
MAHMA  
614-481-6949  
<http://mahma.com>

### 13

#### **Documenting Resident Violations**

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

### 13

#### **Interim Recertifications**

Webinar  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

### 14

#### **Massachusetts Quarterly Meeting**

Massachusetts  
NEAHMA  
781-380-4344  
[www.neahma.org](http://www.neahma.org)

#### **Reasonable Accommodations**

Rhode Island  
NEAHMA  
781-380-4344  
[www.neahma.org](http://www.neahma.org)

#### **Marketing of Affordable Properties**

Glen Allen, VA  
Mid-Atlantic AHMA  
804-673-4128  
[www.mid-atlantichma.org](http://www.mid-atlantichma.org)

#### **Calculating Expenses and Deductions for 50059s**

Conference Call  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

### 19

#### **Basic Occupancy**

Massachusetts  
NEAHMA  
781-380-4344  
[www.neahma.org](http://www.neahma.org)

#### **Conquering Compliance with Multiple Housing Programs**

Grants Pass, OR  
Oregon AHMA  
503-357-7140  
[www.oregonaffordablehousingmanagement.com](http://www.oregonaffordablehousingmanagement.com)

#### **Basic LIHTC Compliance**

Glen Allen, VA  
Mid-Atlantic AHMA  
804-673-4128  
[www.mid-atlantichma.org](http://www.mid-atlantichma.org)

### 19

#### **Advanced Legal Seminar: Western Washington Issues**

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

#### **Management Occupancy Review (MOR) Training**

Georgetown, KY  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

### 20

#### **Trends & Hot Topics in Fair Housing**

Lincoln City, OR  
Oregon AHMA  
503-357-7140  
[www.oregonaffordablehousingmanagement.com](http://www.oregonaffordablehousingmanagement.com)

#### **Certified Professional Occupancy (CPO)**

Georgetown, KY  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

### REAC

Webinar  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

### 20-22

#### **West Virginia Housing Conference**

Charlestown, WV  
Mid-Atlantic AHMA  
804-673-4128  
[www.mid-atlantichma.org](http://www.mid-atlantichma.org)

### 21

#### **Conquering Compliance with Multiple Housing Programs**

La Grande, OR  
Oregon AHMA  
503-357-7140  
[www.oregonaffordablehousingmanagement.com](http://www.oregonaffordablehousingmanagement.com)

#### **Income & Assets Compliance**

Glen Allen, VA  
Mid-Atlantic AHMA  
804-673-4128  
[www.mid-atlantichma.org](http://www.mid-atlantichma.org)

### 21

#### **Advanced Legal Seminar: Spokane Issues**

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

### 26

#### **FHC**

Orange, CA  
AHMA-PSW  
866-698-2462  
[www.ahma-psw.org](http://www.ahma-psw.org)

### 27

#### **LIHTC Fundamentals**

Milwaukee, WI  
MAHMA  
614-481-6949  
<http://mahma.com>

#### **HUD Occupancy**

TBD  
AHMA-PSW  
866-698-2462  
[www.ahma-psw.org](http://www.ahma-psw.org)

#### **Multifamily Budgets**

Webinar  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

### 28

#### **Rhode Island Quarterly Meeting**

Rhode Island  
NEAHMA  
781-380-4344  
[www.neahma.org](http://www.neahma.org)

#### **LIHTC Advanced**

Milwaukee, WI  
MAHMA  
614-481-6949  
<http://mahma.com>

#### **SHCM Exam**

Milwaukee, WI  
MAHMA  
614-481-6949  
<http://mahma.com>



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

**29**  
**Trends & Hot Topics  
in Fair Housing**  
Salem, OR  
Oregon AHMA  
503-357-7140  
[www.oregonaffordablehousingmanagement.com](http://www.oregonaffordablehousingmanagement.com)

## OCTOBER

**3**  
**Fair Housing Course (FHC)**  
Rhode Island  
NEAHMA  
781-380-4344  
[www.neahma.org](http://www.neahma.org)

**Occupancy Refresher**  
Columbus, OH  
MAHMA  
614-481-6949  
<http://mahma.com>

**4-6**  
**CPO Training**  
Oakland, CA  
AHMA-NCH  
510-452-2462  
<http://ahma-nch.org>

**5**  
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## Serving Her Many Families

ON DASHER! ON DANCER! ON Harley-Davidson?

It does not exactly roll off the tongue, but it makes perfect sense to Joy Keels. For the last three years, Keels and her husband of 41 years have served as stand-ins for Mr. and Mrs. Claus in an annual Harley-Davidson dealership's toy run. The "Clauses" are joined by about 100 fellow riders and deliver toys to around 55 children who wouldn't have anything to

As the executive director of Methodist Retirement Communities, Affordable Housing, Keels oversees five properties totaling 319 units in Texas. Two of those properties are PRACs and three are 202 properties. She has been with Methodist Retirement Communities (MRC) for more than eight years.

The company is a faith-based non-



She has also been involved with AHMA East Texas for the last six years. Keels became president of the organization in January and with executive director Michael Alexander's mentorship, is finding her voice as an advocate for affordable housing.

This year was the first time she accompanied Alexander on Capitol Hill visits during the NAHMA annual meeting in March. "I was really in awe of everything," she said.

While visiting Congress, Keels and Alexander invited their representatives to visit affordable housing properties. Rep. William Flores (R-Texas) took them up on the offer.

"He didn't know these communities existed. I told him when he visited, that's why we have to educate people about how important these communities are," Keels said. "I was surprised when he visited. I was nervous. He talked to our residents. My goal was accomplished." **NN**

**Keels describes her experiences helping others through the club as humbling and says the club is like another family.**

open Christmas morning otherwise.

That Christmas spirit lasts all year around for Keels, whose motorcycle club raises money to provide furniture and other household goods, and has even built a deck, for families in need throughout Texas.

"Some of the children don't even have beds," Keels said of the families they help. "We went to one house and it wasn't much bigger than my office. There were twin girls, another child and one of the children had a disability. Another family didn't have butane for heat, so we got them a year's worth."

Keels describes her experiences helping others through the club as humbling and says the club is like another family. Turns out, she has several families beyond her husband, two sons, their wives and her "out of this world" 2-year-old grandson.

"Helping the less fortunate is very near and dear to my heart," she said. That duty to serve carries over into her professional life as well.

profit that serves the elderly including providing continuing care.

She oversees all the staff, implements new HUD policies and trains property managers to resolve issues.

"When I first came here, there were 20 vacancies and we were in the red," Keels said of joining the company in 2009. "We turned that around. We are very strong in all our communities now."

Keels, whose background was in long-term care, first came to MRC to work in the marketing department. Transitioning to affordable property management "was very Greek to me," she said. "I like serving the elderly. They become like your extended family. It's the hugs and smiles they give you. And yeah, they can be stinkers at times."

Additionally, Keels is active with LeadingAge, where she has served on the Public Policy Committee and on the Public Housing Subcommittee. In 2013, she was the organization's Texas Housing Professional of the Year.

### Welcome New Members

**NAHMA welcomes the following new members as of July 20, 2017.**

#### EXECUTIVE

**Lisa Beffa, McCormack Baron Management Services, St. Louis, Mo.**

## thelastword

# Support the NAHMA Educational Foundation



THE NAHMA EDUCATIONAL Foundation will be awarding a record 130 scholarship this year. Each scholarship is worth \$2,500, which means a total of \$325,000 will help deserving residents of affordable housing continue their educational pursuits.

When the first scholarships were awarded in 2007, the 22 scholars received a total of \$22,000. With this year's scholars class, the foundation will have given away more than \$1,250,000.

The foundation's scholarship program has come a long way since its launch 11 years ago. It continues to grow, not only in the number of residents receiving financial assistance to continue their post high school education, but in the amount these residents receive.

Now, the foundation needs your help to continue its mission of helping residents of affordable housing work to better their futures. The 2017 fundraising campaign is underway and will culminate with the annual gala, Oct.

23, at the W Washington D.C. Hotel as part of the NAHMA fall meeting activities in Washington, D.C. The gala serves as the primary public fundraising event for the foundation with proceeds going to the scholarship program.

To jump-start the campaign, Navigate Affordable Housing Partners has made a \$250,000 endowment donation while its Housing Affordability Trust has contributed a \$100,000 endowment donation.

Now it is your turn. The two organizations are challenging all other foundation donors to match these funds by pledging a total of \$350,000 in sponsorships. I urge you to contribute to this worthy cause.

Several sponsorship packages are available, including a new opportunity to "Follow the Scholar," which offers the donor a chance to get to know the specific recipient of their scholarship. Visit the foundation's webpage at [nahma.org](http://nahma.org) for details.

Even if you are unable to spon-

sor the gala, do not forget to purchase a ticket or two to attend this year's dinner at the top of the hotel, which offers sweeping views of the District.

The highlight of the evening will be the presentation of the Inspiration Award to Navigate Affordable Housing Partners, for the company's passion, vision and the profound impact it has had in advancing education in affordable housing communities.

And, do not forget to bring your wallet. The celebration also features the annual calendar contest poster auction. The auction is always a fun—and fast-moving—experience that also contributes to the scholarship program.

This is a great opportunity for property managers, vendors and industry stakeholders to support this important scholarship fund and to network with national leaders in the affordable housing and multifamily housing industry. **NN**

*Michael Johnson, SHCM, NAHP-e, is executive vice president and chief administrative officer of Alco Management Inc. and president of NAHMA.*