

NAHMA News

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

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Putting a Focus On Troubled Properties

Sen. Marco Rubio (R-FL) reintroduced legislation aimed at reforming the Department of Housing and Urban Development (HUD)'s inspection process. The bill was originally introduced in the fall of 2016 in response to a well-publicized subsidized housing problem in Florida. In the meantime, HUD held a team briefing in January on its Rapid Response & Resolution plan for troubled housing. The presentation spelled out the goals of improving HUD's internal process of analyzing and assessing properties before they become troubled, improving the inspection process and communications to the stakeholders, and improving the process of working with owners to resolve troubled property issues.

HUD TAKING STEPS

According to the HUD briefing, 5 percent of the multifamily portfolio is described as "Troubled/High Touch Projects," meaning the properties have a risk factor that "endangers the FHA [Federal Housing Administration] Insurance Fund or HUD's mission of affordable housing." These properties are required to have an action plan in place to address the issues and could be subject to enforcement action.

PRESIDENT DONALD TRUMP released his proposed fiscal year (FY) 2018 budget, *America First: A Budget Blueprint to Make America Great Again*, on March 16. The FY 2018 budget blueprint provides funding recommendations; however it does not provide the specific funding levels and policy proposals for most programs. A complete FY 2018 budget request is expected to be released in May and will include policy specifics and detailed proposals.

The proposal calls for an increase of \$54 billion for defense spending. That increase would come from cuts to 19 government agencies including the departments responsible for affordable housing programs.

The Department of Agriculture (USDA) would see a 21 percent decrease, or \$4.7 billion less compared to 2017. Among the cuts, the budget calls for unspecified staff reductions at USDA service center agencies, and reduces funding for the Rural Business and Cooperative Service.

The draft budget proposes a 13 percent cut, equaling a \$40.7 billion reduction, for the Department of Housing and Urban Development and eliminates funding for the Community Development Block Grant program, the HOME Investment Partnerships Program and the Choice Neighborhoods Program.

It includes a 4 percent reduction for the Treasury Department including eliminating grants for Community Development Financial Institutions Fund, which provides financial services in economically distressed neighborhoods.

To read the association's *NAHMA Analysis* on Trump's proposed budget, visit the Members Only section of www.nahma.org.

continued on page 4

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Long Road Ahead

ON MARCH 16, PRESIDENT Donald Trump released his proposed 2018 budget. The “blueprint” calls for a \$54 billion increase in defense spending—benefitting the departments of Veteran Affairs, Homeland Security and Defense. While these are worthy agencies, the increase comes at the detriment of everyone else, with the Environmental Protection Agency, State Department, Department of Agriculture and Labor Department bearing the brunt of the cuts.

As things stand, the USDA is proposed to lose 21 percent of its budget compared to last year. The Department of Housing and Urban Development will receive 13 percent less funding and the Treasury Department will be cut by 4 percent according to the proposal.

The draft budget does call for more than \$35 billion for HUD’s rental assistance programs and \$130 million for the mitigation of lead-based paint and other hazards in low-income homes.

Of course, Trump’s budget is a roadmap for the nation’s policy, and it is only the first step in the budgetary process. It is Congress that actually controls the purse strings.

NAHMA is very concerned about this proposed budget and will be vigorously reaching out to Congress to stress the importance of fully funding affordable housing needs. Through staff outreach and collaborations with industry partners, NAHMA will work to save the programs on Trump’s chopping block such as the Community Development Block Grant program, the HOME Investment Partnership Program and Choice Neighborhoods. Additionally, the association will continue to push for full funding of existing programs not spe-

cifically singled out in the draft budget for elimination, but that will still face deep cuts if overall department budgets remain at these proposed levels.

Now it is more important than ever to get involved. NAHMA asks our members to contact their local representatives and share stories about the positive contributions your affordable housing developments have made to the overall community. Invite your representatives and their staff to meet with residents and see what a difference multifamily housing and these programs make in the lives of real people. Visit the Grassroots Advocacy tab on NAHMA’s website for tips and helpful hints in making your voice heard.

SOME GOOD NEWS

In February, NAHMA released its 2016 Annual Report highlighting our recent successes and previewing the 2017-2021 strategic plan.

We are proud of our accomplishments over the past year and remain focused on our future goals. NAHMA has continually proven itself an industry leader by promoting development and preservation of quality affordable multifamily housing by advancing legislative and regulatory policy and preparing affordable housing professionals to succeed in evolving economic and political environments.

Read the full report on NAHMA’s website under the News & Analysis tab in the Members Only section, which requires a membership login. For more on NAHMA’s new strategic plan, see page 23 of this edition of NAHMA News. **NN**

Kris Cook, CAE, is executive director of NAHMA.

“Potentially Troubled/Medium Touch Projects” make up 27 percent of the portfolio, according to the briefing. These properties have a “slightly elevated” risk and may have an action plan in place to address issues. The remainder of the portfolio, 68 percent, is classified as “Not Troubled/Low Touch Projects.” These, according to the briefing, do not present an active risk.

Additionally, the briefing reported troubled insured projects decreased from 720 last quarter to 699 in January, while noninsured troubled projects increased from 860 to 910, primary due to more attention on preservation and underutilized Housing Assistance Payments.

RECOMMENDATIONS

The HUD briefing made several recommendations for the Office of Asset Management & Portfolio Oversight (OAMPO) and the Real Estate Center (REAC).

For OAMPO, the briefing recommends:

- Review the Management and Occupancy Review process and HUD Form 9834;
- Train the Departmental Enforcement Center (DEC) analysts and account executives to identify trends when reviewing financials on available systems;
- Improve the hand-off process between Multifamily Production, Office of Recapitalization and OAMPO;
- Prepare a draft document describing the show cause process;
- Create a toolkit for detailing best practices for engaging residents, local officials, stakeholders, residents’ rights organizations and media around a

troubled asset and HUD’s response;

- Establish Field Working Groups in each region to engage with local government staff where a relationship is not strong between HUD Multifamily/Public and Indian Housing (PIH) staff and the local government;
- Create a process for HUD partners to inform residents and stakeholders on the status of progress in addressing troubled properties;

“Potentially Troubled/Medium Touch Projects,” make up 27 percent of the portfolio, according to the briefing. These properties have a “slightly elevated” risk and may have an action plan in place to address issues.

- Provide ongoing annual financial statement review training to account executives and REAC analysts; and
- Update the regulations at 24 CFR 200.857 to reflect current practices involving the DEC’s handling of physical referrals that conflict with requirements in the Appropriations Acts.

For OAMPO’s internal processes, the briefing recommends:

- Develop a framework for elective referrals to the DEC and to the Office of Inspector General;
- Update the Financial Assessment Subsystem (FASS) to allow for the ability to print financials at one time for Multifamily;
- Create a working group to review all FASS referral flag criteria, clarify the account executive review process when referred to the DEC, and develop elective referral guidance;
- Improve HUD protocols and processes for monitoring properties that receive subsidies for one or more HUD program offices;
- Move the Risk Systems for both PIH and Multifamily from the existing tools to Secure Systems to estab-

lish a common platform to manage the risk-based approach while allowing HUD-wide access to data/reports for appropriate users and identify areas of overlap among programs; and

- Have DEC and Multifamily Housing complete the negotiations of the revisions to the Sept. 30, 2013, protocol.

As for REAC, the briefing calls for:

- Implement a risk-based Exigent Health and Safety (EH&S) Abate-


ment Verification Policy for Multifamily and PIH;

- Inspect under-60 properties after a three-day notice;
- Increase scoring weight of units and re-examine point deduction caps;
- Expand photo capability in the inspection process to level 1 and level 2 deficiencies and a panoramic photo of the property;
- Include carbon monoxide detectors in the inspection process;
- Include Health and Safety deficiency abatement requirements and water ponding, missing lead-based paint disclosure forms and inspection report as it relates to the lead survey questions;
- Take enforcement action to protect residents before the 45-day appeal period is over for properties that score under 30 with EH&S deficiencies; and
- Require electronic EH&S certification, EH&S abatement within 24 hours.

RUBIO’S PLAN

Rubio’s draft legislation, HUD Inspection Process and Enforcement Reform Act of 2017 (S.160), according to the

continued on page 6

A black and white portrait of Michael Johnson, a middle-aged man with dark hair, smiling. He is wearing a light-colored button-down shirt under a dark blazer. The background is a blurred office setting with bookshelves.

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summary, allows HUD to remove certain agency employees from civil service or to reduce their grade or pay for misconduct or performance. HUD employees may challenge the action by filing an appeal with the Merit Systems Protection Board.

Additionally, the bill amends the United States Housing Act of 1937 to require an entity receiving Section 8 housing assistance payments under a payment contract to maintain decent, safe and sanitary conditions for dwelling units covered under such payment contract, and to comply with any standards under applicable state or local laws or regulations relating to the physical condition of the dwelling units. It requires HUD, under certain conditions, to take enforcement actions for violations

of dwelling-unit physical condition standards.

The legislation states HUD may provide resident-based assistance for dwelling units covered under a Section 8 payment contract if the dwelling units' owner has received a Notice of Default, or the units pose an imminent health and safety risk to the residents. According to the bill, a Notice of Default cites deficiencies in the physical condition of a Section 8 dwelling unit and provides a specific timetable for correction of the deficiencies.

Finally, the bill requires HUD to issue a publicly available report on its website regarding REAC inspections of all properties assisted, insured or both, under a HUD program. It further requires the Gov-

ernment Accountability Office to issue a report on its website regarding REAC inspection areas that should be reformed and improved.

The bill has not yet gained any co-sponsors and awaits action in the Senate Committee on Banking, Housing and Urban Affairs.

In 2016, Rubio introduced similar legislation. At the time, NAHMA said it understood the intent of Rubio's bill, but it believed the legislation could harm good owners and managers in an effort to address poor management practices. According to NAHMA, broad legislative actions like Rubio's bill may project negative stereotypes or unnecessary burdens upon all affordable housing managers and owners because of the inappropriate actions of a few. **NN**

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If you have a property that qualifies for the Low Income Housing Tax Credit (LIHTC), you may be eligible for significant tax benefits. However, without the right kind of insurance, unexpected property damage could put your entire tax credit at risk.

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Your obligations under the LIHTC program

The LIHTC program was created through IRS Section 42 to provide financial incentives for the development of affordable housing. The tax credit is taken over a 10-year period, and is calculated according to the eligible basis of the property, which includes the cost of acquisition, construction, and rehabilitation.

However, if an LIHTC property becomes unrentable due to fire, flooding, or other damage, the IRS mandates that you repair it and make it rentable within the same calendar year that the damage occurred. If not, you could forfeit the entire tax credit for that year. Depending on the size and type of your property, noncompliance with this mandate could cost the owner, general partner, or management company hundreds of thousands of dollars.

Even more, there are no exceptions or time limitations to the rule. This means that even if your low-income housing is severely damaged in the middle of December, it must be repaired and made rentable by December 31 — which may be an impossible task.



Protecting your tax credit

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As one of the first insurance firms to offer access to this type of endorsement, we negotiated relationships with knowledgeable carriers who understand your unique risks related to tax credits. We also leveraged our strong relationships with them to offer affordable rates and fast service.

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New Senate Report Highlights National Affordable Housing Shortage

ON MARCH 6, SEN. MARIA CANTWELL (D-WA) released a new report on the nationwide affordable housing crisis. Cantwell's report, *Meeting the Challenges of the Growing Affordable Housing Crisis: Expanding and Improving the Housing Tax Credit*, highlights the rapid demand for affordable housing, as well as the continual decline in affordable units.

Regarding the current housing crisis, Cantwell's report states that "from 2000 to 2013, the total number of Americans facing extreme housing unaffordability has ballooned from 7 million to 11.2 million—a near 60 percent increase. In addition, there is a nationwide shortage of 7.4 million affordable rental homes, an increase from the 4.6 million gap in 2000. There is no state in the U.S. where a minimum-wage worker working full time can afford a one-bedroom apartment at the fair market rent."

According the report, the crisis will only get worse due to a few key factors.

Demographics: The millennial generation, which is coming of age, is renting at rates much higher than previous generations. In fact, the share of homes purchased by first-time homebuyers has hit a 27-year low. Millennials—burdened with student loan debt, lower earning power as a result

of graduating into depressed job markets and facing higher rents—are increasingly unable to save for a mortgage down payment and are staying in the rental market for longer. The pressure on the rental market would be even greater if not for the fact that many millennials continue to live with their parents.

Senior Citizens: Every month, more than a quarter-million Americans turn 65 and 10,000 baby boomers, born between 1946 and 1964, retire each day. The population aged 65 and over is expected to grow to 79 million from 48 million in the next 20 years Nationwide, more than 2.4 million older adult renter households, aged 62-plus, 30 percent of all seniors, pay more than half of their incomes for housing, forcing them to spend less on their health care, food and transportation needs. Our existing programs to help seniors meet their housing needs are woefully inadequate, as only one-third of older renters who are eligible for rental assistance actually receive it.

Veterans: According to a report from the National Housing Conference and Center for Housing Policy, nearly 2.5 million older veteran households—or 24 percent of all households headed by veterans age 55 or older—are housing cost burdened, meaning they spend 30 percent or more of their income on housing. Additionally, 62,619 veterans are homeless on any night, and more than twice as many stay in a homeless shelter or transitional housing over the course of a year. Around 1.4 million veterans live in poverty.

Veterans returning from the recent wars in Iraq and Afghanistan will be at an increased risk. There are currently 1.7 million post-9/11 veterans, and in 2012,

one-third of these veterans were housing cost burdened. The number of post-9/11 veterans will increase by an additional 1.6 million over the next decade, meaning an additional 530,000 are at risk of becoming housing cost burdened.

Homelessness: The Department of Housing and Urban Development's 2016 One Night Count showed that on a single night that year, 549,928 people were experiencing homelessness in the United States. Between 2015 and 2016, the number of people experiencing homelessness declined by 3 percent. However, the number of homeless people living unsheltered on the street rose by 3 percent over the same period. Despite the national trend, homelessness is increasing in certain parts of the country, particularly along the West Coast.

To read the entire report, visit Cantwell's website, <https://www.cantwell.senate.gov>.

SENATORS REINTRODUCE LIHTC LEGISLATION

To help address the affordable housing supply crisis, Sen. Cantwell and Senate Finance Committee Chairman Orrin Hatch (R-UT), reintroduced the bipartisan Affordable Housing Credit Improvement Act of 2017. The bill aims to strengthen and expand the Low-Income Housing Tax Credit (LIHTC) by 50 percent over a 10-year period—an increase of 400,000 more units than is possible under the current program.

For additional information on the legislation, read the Tax Credit Compliance column on page 10. **NN**

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

REGARDING THE CURRENT HOUSING crisis, Cantwell's report states that "from 2000 to 2013, the total number of Americans facing extreme housing unaffordability has ballooned from 7 million to 11.2 million—a near 60 percent increase. ... There is no state in the U.S. where a minimum-wage worker working full time can afford a one-bedroom apartment at the fair market rent."

Cantwell, Hatch Reintroduce Affordable Housing Credit Improvement Act

ON MARCH 7, SEN. MARIA CANTWELL (D-WA) and Senate Finance Committee Chairman Orrin Hatch (R-UT) reintroduced the Affordable Housing Credit Improvement Act of 2017 (S.548), a comprehensive bill to expand and strengthen the Low-Income Housing Tax Credit, here after referred to as housing credit.

In addition to the two main sponsors at the time of filing, there were 11 co-sponsors: Senate Finance Committee Ranking Member Ron Wyden (D-OR), as well as Sens. Charles Schumer (D-NY), Brian Schatz (D-HI), Patrick Leahy (D-VT), Dean Heller (R-NV), Jeff Merkley (D-OR), Cory Booker (D-NJ), Lisa Murkowski (R-AK), Todd Young (R-IN), Susan Collins (R-ME) and Michael Bennet (D-CO). Additionally, Sens. Jeanne Shaheen (D-NH) and Rob Portman (R-OH) have since signed on to the bill. The legislation is very similar to the comprehensive version of the Affordable Housing Credit Improvement Act (S.3237), introduced by Cantwell and Hatch last year in the 114th Congress.

Below are the notable provisions in the proposed act, provided by the “A Call To Invest in Our Neighborhoods” (ACTION) Campaign, of which NAHMA is a partner.

Expand the Housing Credit (Section 101): Increase the annual housing credit allocation authority by 50 percent, phased in over five years, and raise the small state minimum by 50 percent, also phased in over five years. The Joint Com-

mittee on Taxation (JCT) estimates that this provision would cost \$4.1 billion over 10 years.

Permit Income Averaging in Housing Credit Properties (Section 201): Create a new test, known as “income averaging,” that would allow the 60 percent of area median income (AMI) ceiling to apply to the average of all apartments in a property rather than to every individual housing credit apartment. The maximum income to qualify for any housing credit apartment would be limited to 80 percent of AMI,

which is still considered low income. The higher rents that households with incomes above 60 percent of AMI could afford have the potential to offset the lower rents that households below 40 or 30 percent of AMI could afford, allowing developments to maintain financial feasibility while providing a deeper level of affordability. JCT estimates a largely similar provision would cost \$92 million over 10 years.

Standardize Income Eligibility for Rural Properties (Section 202): Base income limits in rural projects on the greater of area median income or the national nonmetropolitan median income. This would standardize resident income limit rules for housing credit projects in rural areas regardless of whether or not they are financed with housing bonds, making bond-financed

developments more feasible in rural areas while streamlining program rules.

Provide Flexibility for Existing Residents’ Income Eligibility (Section 203): Allow existing residents to be considered low income for purposes of determining eligible basis if the resident met the housing credit income requirement upon initial occupancy, provided their income has not risen above 120 percent of AMI. This would apply to all means tested affordable housing undergoing recapitalization with housing credits, not just proper-

ties that were originally financed with housing credits. This eliminates the tension between allowing existing residents to stay in their homes and recapitalizing affordable housing properties, so long as resident incomes do not exceed a reasonable limit.

Simplify the Housing Credit Student Rule (Section 204): Simplify the current rule and better achieving the intended targeting by replacing it with a new rule that makes households composed entirely of adult students under the age of 24 who are enrolled full time at an institution of higher education ineligible to live in a housing credit apartment, with certain exceptions. The proposed student rule is aligned with the Department of Housing and Urban Development (HUD) student rule, which would sim-

NAHMA, joining more than 2,000 organizations from all 50 states, signed on to an ACTION Campaign letter in strong support of this legislation. NAHMA will continue to advocate for the passage of this bill in the 115th Congress.

plify multiple subsidy compliance.

Limit Voucher Payments in Certain Housing Credit Developments (Section 205): Limit the rent charged to the maximum housing credit rent instead of the HUD-calculated fair market rent for apartments leased by voucher holders and benefiting from either income averaging (Section 201) or the basis boost (Section 309) for extremely low-income residents, since both of these options already reduce rents for the lowest-income residents. By limiting the rental income to the housing credit maximum rents, the excess rental assistance that the voucher would have provided can be used by the public housing authority that issued the voucher to serve other families.

Establish a Permanent Minimum 4 Percent Housing Credit Rate (Section 301): Establish a minimum 4 percent rate for credits used to finance acquisitions and housing bond financed developments. This would provide more predictability and flexibility in housing credit financing, allowing developers to target more apartments to very- and extremely-low income households at rents they could afford and make more types of properties financially feasible, especially for affordable housing preservation. It would also provide parity with the corresponding minimum 9 percent housing credit rate, which has now been made permanent.

Modify the “10-Year Rule” (Section 304): Modify the prohibition on claiming acquisition housing credits for properties placed in service in the previous 10 years by creating an option to instead limit the acquisition basis of the building to the lowest price paid for the building during the last 10 years—with an adjustment for the cost of living, plus any capital improvements. This provision is intended to support preservation

of properties in need of rehabilitation regardless of when they were placed in service.

Include Relocation Expenses in Rehabilitation Expenditures (Section 305): Allow for resident relocation costs incurred in connection with a rehabilitation of a building to be capitalized as part of the cost of the rehabilitation, consistent with the treatment of similar costs. As the housing credit is the most important source of capital for affordable housing rehabilitation and preservation, this provision would greatly assist preservation efforts.

Increase the Amount of Housing Credits That Developments Serving Extremely Low-Income Residents Can Receive (Section 309): Provide up to a 50 percent basis boost—if needed for financial feasibility—for developments serving extremely low-income and homeless families and individuals in at least 20 percent of the apartments. This provision would only apply to the portion of the development reserved for these families and individuals, thereby allowing the housing credit to target more extremely low-income residents at rents that are more affordable.

Change the Official Name of the Low Income Housing Tax Credit (Section 501): Change the official name to the Affordable Housing Tax Credit.

NAHMA, joining more than 2,000 organizations from all 50 states, signed on to an ACTION Campaign letter in strong support of this legislation. NAHMA will continue to advocate for the passage of this bill in the 115th Congress. A complete bill summary and additional advocacy tools are available to NAHMA members on the ACTION Campaign website, at <http://rentalhousingaction.org>. **NN**

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



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Who's Who In 115th Congress

The 115th Congress convened Jan. 3, and runs through Jan. 3, 2019. The House of Representatives consists of 241 Republicans and 194 Democrats, while the Senate has 52 Republicans and 48 Democratic caucus members. NAHMA welcomes the opportunity to work with all interested members of Congress to advocate for the production and preservation of affordable multifamily housing. As NAHMA reaches out to the 115th Congress on affordable housing issues, the association recommends its members do the same. To make this outreach easier, here is a primer on the key congressional members and committees that really matter for affordable housing policies.

POLICY OUTLOOK

The Trump administration and both Republican-controlled houses of Congress agree that cuts need to be made to the federal budget to reduce the deficit. However, there is substantial disagreement on what federal programs will be cut. While NAHMA believes it will be difficult to obtain overall increases in spending for federally subsidized housing programs, the association is committed to working with Congress to protect funding for these programs.

NAHMA expects the House Financial Services Committee and Senate Banking Committee to focus on legislation to reform HUD, U.S. Department of Agriculture-Rural Housing Services (RHS), and the government-sponsored entities (GSE), Fannie Mae and Freddie Mac. NAHMA believes the committees, particularly on the House side, will likely explore legislation that block grants federal rental assistance and privatizes the GSEs. However, the Senate is more bipartisan than the House and the Trump administration does not have stated positions on these issues.

As a result, large reforms to agencies may face an uphill battle.

NAHMA believes the Ways and Means Committee and Senate Finance Committee will continue to focus on repealing and replacing the Affordable Care Act, as well as comprehensive tax reform. The association is unsure of how tax reform will affect the Low-Income Housing Tax Credit (LIHTC). Although, on March 7, Sens. Maria Cantwell (D-WA) and Orrin Hatch (R-UT) introduced Affordable Housing Credit Improvement Act of 2017. The bill aims to strengthen and expand LIHTC by 50 percent over a 10-year period, similar to bills introduced during the last Congress.

HOUSE LEADERSHIP

Speaker of the House: Paul D. Ryan (R-WI). The speaker of the House is third in the line of succession for the presidency, behind the vice president. The speaker controls the agenda for the House.

Majority Leader: Kevin McCarthy (R-CA). The majority leader schedules votes on the House floor and is charged with making sure the proverbial “trains run on time.” He will likely oversee the day-to-day operations of the legislative agenda.

Minority Leader: Nancy Pelosi (D-CA). The minority leader is the recognized leader of the party with fewer members.

SENATE LEADERSHIP

Majority Leader: Mitch McConnell (R-KY). In the Senate, an individual becomes majority leader if he was the elected leader of his party and has the most Senators caucusing, or aligning themselves, with his party. The Senate majority leader's job is to set the agenda for each chamber; he decides what business comes to the Senate floor and when it gets a vote.

Minority Leader: Charles “Chuck” E. Schumer (D-NY). The Senate minority leader is the recognized head of his party.

He is generally the person who tries to ensure that his party members get an opportunity to vote on desired amendments and negotiates time agreements on debate and amendments with the majority leader.

HOUSE COMMITTEES

Each political party has its own rules for choosing committee chairs. Committee chairs control the legislative agenda, schedule and enjoy subpoena power. They are members of the majority party. Ranking members of the committees lead the minority party. They do not control the agenda or schedule of the committees, but they can be influential in crafting legislation and choosing witnesses at hearings.

House Financial Services Committee

Chairman: Jeb Hensarling (R-TX);

Ranking Member: Maxine Waters (D-CA)

The House Financial Services Committee and its subcommittees have oversight responsibility of HUD and RHS. As the appropriate “authorizing committee” for housing issues, consideration of most new housing-related legislation in the House begins here.

Housing and Insurance Subcommittee Members

Republicans: Chairman Sean P. Duffy (WI), Vice Chairman Dennis A. Ross (FL), Edward R. Royce (CA), Stevan Pearce (NM), Bill Posey (FL), Blaine Luetkemeyer (MO), Steve Stivers (OH), Randy Hultgren (IL), Keith J. Rothfus (PA), Lee M. Zeldin (NY), Dave A. Trott (MI), Thomas MacArthur (NJ), Ted Budd (NC) and Jeb Hensarling (TX), ex officio.

Democrats: Ranking Member Emanuel Cleaver (MO), Nydia M. Velázquez (NY), Michael E. Capuano (MA), Wm. Lacy Clay (MO), Brad Sherman (CA),

Stephen F. Lynch (MA), Joyce Beatty (OH), Daniel T. Kildee (MI), John K. Delaney (MD), Ruben Kihuen (NV) and Maxine Waters (CA), ex officio.

Appropriations Committee

Chairman: Rodney P. Frelinghuysen (R-NJ); **Ranking Member:** Nita M. Lowey (D-NY)

The Appropriations Committee decides how much money federal programs will receive each year and how the agencies will use that money. Its jurisdiction is limited to funding discretionary programs. The committee does not fund entitlements such as Social Security, Medicare and Medicaid. The Transportation, Housing and Urban Development Subcommittee is responsible for funding HUD programs. The Subcommittee on Agriculture funds RHS programs.

Transportation, Housing and Urban Development and Related Agencies (T-HUD) Subcommittee

Republicans: Chairman Mario Diaz-Balart (FL), Charlie Dent (PA), David Joyce (OH), John Culberson (TX), David Young (IA), David Valadao (CA) and Tom Graves (GA).

Democrats: Ranking Member David Price (NC), Mike Quigley (IL), Katherine Clark (MA) and Pete Aguilar (CA).

Agriculture, Rural Development, Food and Drug Administration and Related Agencies (Agriculture) Subcommittee

Republicans: Chairman Robert Aderholt (AL), Kevin Yoder (KS), Tom Rooney (FL), David Valadao (CA), Andy Harris (MD), David Young (IA) and Steven Palazzo (MS).

Democrats: Ranking Member Sanford Bishop (GA), Rosa DeLauro (CT), Chellie Pingree (ME) and Mark Pocan (WI).

Ways and Means Committee

Chairman: Kevin Brady (R-TX); **Ranking Member:** Richard Neal (D-MA)

This is the tax-writing committee and the authorizing committee for entitlement programs such as Social Security, Medicare, etc. Legislation to amend the LIHTC program falls under the jurisdiction of this committee.

SENATE COMMITTEES

While there are specific procedures followed by the Republican and Democratic caucuses in selecting committee chairs, the tradition of the Senate generally recognizes that the member of the majority party having the most seniority on the committee becomes chairman. Likewise, the member of the minority party who has the most seniority on the committee becomes the ranking member.

Banking, Housing and Urban Affairs Committee

Chairman: Michael Crapo (R-ID); **Ranking Member:** Sherrod Brown (D-OH)

The Banking Committee is the Senate counterpart to the House Financial Services Committee. The Subcommittee on Housing, Transportation and Community Development is the counterpart to the House Subcommittee on Housing and Opportunity. The leaders of the Banking Committee traditionally have strong bipartisan interests in affordable housing programs.

Republicans: Chairman Michael Crapo (ID), Richard C. Shelby (AL), Bob Corker (TN), Patrick J. Toomey (PA), Dean Heller (NV), Tim Scott (SC), Ben Sasse (NE), Tom Cotton (AR), Mike Rounds (SD), David Perdue (GA), Thom Tillis (NC) and John Kennedy (LA).

Democrats: Ranking Member Sherrod Brown (OH), Jack Reed (RI), Robert Menendez (NJ), Jon Tester (MT),

Mark R. Warner (VA), Elizabeth Warren (MA), Heidi Heitkamp (ND), Joe Donnelly (IN), Brian Schatz (HI), Chris Van Hollen (MD) and Catherine Cortez Masto (NV).

Appropriations Committee

Chairman: Thad Cochran (R-MS); **Ranking Member:** Patrick Leahy (D-VT)

Like its House counterpart, the Senate Appropriations Committee decides how much money federal programs receive and how it should be spent. The subcommittees noted fund HUD and RHS programs.

T-HUD Subcommittee

Republicans: Chairman Susan Collins (ME), Richard Shelby (AL), Lamar Alexander (TN), Roy Blunt (MO), John Boozman (AR), Shelley Moore Capito (WV), Steve Daines (MT), Lindsey Graham (SC) and John Hoeven (ND).

Democrats: Ranking Member Jack Reed (RI), Patty Murray (WA), Richard Durbin (IL), Dianne Feinstein (CA), Chris Coons (DE), Brian Schatz (HI), Chris Murphy (CT) and Joe Manchin (WV).

Agriculture Subcommittee

Republicans: Chairman John Hoeven (ND), Thad Cochran (MS), Mitch McConnell (KY), Susan Collins (ME), Roy Blunt (MO), Jerry Moran (KS) and Marco Rubio (FL).

Democrats: Ranking Member Jeff Merkley (OR), Dianne Feinstein (CA), John Tester (MT), Tom Udall (NM), Patrick Leahy (VT) and Tammy Baldwin (WI).

Finance Committee

Chairman: Orrin Hatch (R-UT); **Ranking Member:** Ron Wyden (D-OR)

This is the Senate counterpart to the House Ways and Means Committee. The Finance Committee has jurisdiction for LIHTC bills. **NN**

RD Issues Letter on Loan Payoffs In Multifamily Housing Properties

In late December, the U.S. Department of Agriculture-Rural Development (RD) published an unnumbered letter discussing options for handling properties with an RD mortgage that has reached its maturity date, superseding the unnumbered letter issued in April 2015. RD Multifamily Housing Direct Loan programs began in the 1970s and many loans are now coming to their natural maturity date.

The new letter provides additional guidance to agency staff, owners and managers of Section 515 and Sections 514/516 properties reaching their maturity date naturally or through Paid Ahead status, and discusses possible efforts to retain properties in the RD portfolio.

The letter spells out the steps servicing offices need to take to review any accounts that are within 36 months of naturally maturing including review of loan status, notifying borrowers of options, processing a Re-Am Lite and tracking borrower and resident notifications.

The attachments from the previous 2015 letter have also been revised to include a new Borrower Notification Letter and sample Tenant Notification Letter, as well as the format of the Request for Exception to Avoid Maturity, all of which are included in the new letter.

To read the December unnumbered letter in its entirety, visit the USDA Rural Housing Issues webpage under the Agencies tab at www.nahma.org.

REVIEW LOAN STATUS

According to the unnumbered letter, the national office will periodically update the Multifamily Information System (MFIS) SharePoint site with a link to the Maturing Mortgages. This will be a list of the properties with loans scheduled to pay off ahead of their regular payment/amortization schedule, and those that will be

reaching their natural maturity date. Upon issuance of the unnumbered letter, staff was directed to review this list and identify any properties that may have 36 or fewer months remaining before the loan may be expected to be paid in full. Additionally, staff is to review the RC 545 Report, Analysis of Delinquent Loan Receivable Accounts All Projects AMAS, to determine if the unpaid balance/installment is fewer than 36 installments. Servicing officials are directed to review this list at least annually and take appropriate action with regard to such borrowers.

The list can be found by visiting https://ems-team.usda.gov/sites/RD_HCFP/mfh/SitePages/Home.aspx.

NOTIFY BORROWERS OF OPTIONS

Servicing officials are being directed to notify borrowers with 36 or fewer months remaining until the loan maturity date utilizing the updated Borrower Notification Letter and provide the following:

- Current account information;
- Resident notification requirements;
- Advise that the end of the RD mortgage will result in the end of Rental Assistance (RA) and interest credit subsidy; and,
- Procedures to follow in requesting a reamortization and provide RD Form 3560-15, Reamortization Request.

Staff is instructed to strongly encourage borrowers in Paid Ahead or Final Payment status with loans maturing through calendar year 2019 to immediately request a reamortization of the existing loan balance to a date up to 20 years beyond the original promissory note date. This is a so-called Re-Am Lite. In exchange, RA and interest credit will remain available to the property.

The letter goes on to provide instructions to staff should the borrower decline to request an extended reamortization or debt referral through the Multifamily Preservation and Revitalization Demonstration program.

PROCESSING A RE-AM LITE

A Re-Am Lite is intended to speed the processing of the reamortization request in an effort to retain as many properties as possible coming up on imminent loan maturity. The streamlined process requires a request from the borrower (i.e., Form RD 3560-15), review and recommendation by the state office, and national office approval of an exception request to current multifamily housing regulations.

TRACKING BORROWER AND RESIDENT NOTIFICATIONS

The borrower notification letter includes information on the status of the borrower's loan account, offers options for the borrower to remain in the RD program including continuing to receive the benefits of RA and interest credit, and discusses resident notification requirements.

According to the unnumbered letter, borrowers should notify residents immediately if the date of maturity is less than 12 months from the date of notification to the borrower or no later than 12 months prior to the date of maturity.

If the borrower is leaving the RD program and the property has RA, then the residents should be advised that they may be able to transfer their RA unit to another RD property, under circumstances stated in the notification letter, for up to four months from the date of mortgage payoff.

Servicing officials will be required to input the date of notification to the borrower on the Maturing Mortgages list on the MFIS SharePoint site.

According to the unnumbered letter, having this information will enable RD to identify those borrowers that have been notified. **NN**



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NAHMA Salutes Industry's Best

Two hundred NAHMA members and guests gathered Monday, March 6, to honor the winners of the annual AHMA and Industry Awards, as part of the Federal Affairs Issues winter meeting. Gianna Solari Richards, president, Solari Enterprises Inc., hosted the event. PHOTOS BY LARRY FALKOW

NAHMA INDUSTRY STATESMAN AWARD

The award is given to a NAHMA member either in or nearing retirement in recognition of many years of outstanding leadership and service to NAHMA and the affordable housing industry. There were co-recipients this year.



Ron Burson, SHCM, NAHP-e, is vice president of Fairfield Homes Inc. and vice president of Asset Management for Gorsuch Management, the firm's property management division. His service and dedication has covered all aspects of the multifamily housing industry. He has worked with the Low-Income Housing Tax Credit (LIHTC) Program since its

inception. His passion and commitment to affordable housing have led to a more open dialogue among administrators both in Ohio and nationally. Burson is a former president of MAHMA; he also served as long-time treasurer and chair of MAHMA's Government Affairs Committee, as well as on its board of trustees. Additionally, Burson has served as a chair of NAHMA's Rural Housing Committee and on the NAHMA board of directors. He is well versed in the importance of communicating the message of affordable housing to elected officials. He takes time at the annual NAHMA March meeting to meet with Ohio's elected congressional representatives and their staff, and Gorsuch communities have hosted elected officials from the local communities to the U.S. Congress.



Jimmy Kerr, SHCM, NAHP-e, has spent his adult life "learning by doing" and not only looking for opportunities, but also taking advantage of opportunities as they presented themselves. He has been an entrepreneur ever since graduating with a degree in business administration from the Citadel, the Military College of South Carolina in 1965.

He grew a small company, AMCS Inc., from three rental properties into one that has thousands of square feet of affordable and

conventional housing as well as commercial and rental space, and well over 100 employees. Kerr's work ethic and willingness to learn and to share his knowledge with others brought him to work with SAHMA from its founding and he eventually served as its board president. He also served on the NAHMA board of directors. His work at NAHMA included being part of the working group that created the NAHMA Fair Housing Compliance course and certification. He also served as a member of the group of mentors/reviewers for the first NAHMA Train the Trainer program to certify industry experts to become NAHMA certified trainers, many of whom continue to teach certification courses. In 2010, Kerr was inducted into the Citadel Hall of Fame.

NAHMA PRESIDENT'S AWARD

This elite award is given each year to an individual or organization selected by NAHMA's president.



The winner of this year's President's Award is **Gemi Ozdemir**, a long-time member of NAHMA who has left his mark on the association and the NAHMA Educational Foundation. He is a past member of the NAHMA board of directors and a current foundation board member. He helped organize the first NAHMA June meeting Kick Off Party in

Las Vegas back in 2011 and continued to plan the event through 2015. In 2015 and 2016, he emceed the Business Exchange during the annual March meeting. And of course, he serves as one of the high-energy auctioneers for the annual foundation poster auction during the October meeting. Additionally, Ozdemir helped secure a \$25,000 grant from CAHEC for the foundation last year. He has been with Dauby O'Connor & Zaleski since 1993. Ozdemir started as an audit intern and worked as an auditor, IT manager and head of marketing. He soon realized he was better at karaoke than debits and credits and has served as the director of marketing ever since.

continued on page 18

INDUSTRY PARTNER AWARD

The award is given to a government agency, nonprofit, business or other partner that has made a significant contribution to the cause of affordable housing.



Rosemary Carucci Goss, Ph.D., a professor at Virginia Tech, led the development of the first residential property management program in the United States and also served as a member of the faculty steering committee that developed the interdisciplinary Program in Real Estate. She is the Residential Property Management Advisory Board Professor of Housing and the associate director of the Program in Real Estate. Goss is an award-winning teacher having received two certificates of teaching excellence, an excellence in undergraduate advising award and the university's academic career advising award. Her research interests include lifestyles and housing choice with a special interest in multifamily housing, constraints to quality housing, housing for an aging population, and career development issues in property management and real estate. She has been published in numerous journals.

NAHMA INDUSTRY ACHIEVEMENT AWARD

Given to a NAHMA member who has exhibited significant or noteworthy leadership in recent activities.



The award was presented to **John Yang**, president of Rental Housing Deals Inc. Yang has worked countless hours for more than six years as chair of the NAHMA Affordable 100 Task Force. The Affordable 100 has developed into a vital data collection and marketing tool for NAHMA, and his leadership over the years has helped propel it to that important status. Yang worked tirelessly not only in leading the survey data collection, but also in following up on questions and comments NAHMA staff presented as the data was finalized for publication.

NAHMA MEMBERSHIP RECRUITMENT AWARD



Given annually to a NAHMA member who leads in new member recruitment for the previous 12-month period based on data maintained by NAHMA staff.

Rich Skoczylas, FHC, SHCM, NAHP-e, CPO, an executive property manager at Community Realty Management, recruited three new Executive Level members to NAHMA in 2016. His efforts have been

instrumental in furthering the mission of NAHMA, and helping maintain NAHMA's high standards in the industry.

AHMA OF THE YEAR AWARD

This award is presented to the AHMA that demonstrates outstanding success in its membership recruitment and retention, training programs, financial stability, frequency and attendance at meetings, and other factors. There were three winners in three size categories this year.



Large: SAHMA

SAHMA was able to convert 50 leads into 43 new members and experienced an 83 percent retention rate. The association planned 61 educational offerings with an attendance of more than

850 students. SAHMA hosted eight state-level trade shows and one regional conference drawing more than 3,600 people from a service area that includes Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina Tennessee and Puerto Rico.



Medium: JAHMA

JAHMA maintains a retention percentage rate in the high 90s across its three membership types. Its average course attendance is 100 people while its Fair Housing course drew a maximum attendance of 59

students. Additionally, the association drew more than 450 attendees to its annual Spring Management Conference. Its annual fundraising golf outing resulted in \$53,000 of scholarship grants despite the outing being rained out. JAHMA serves all of New Jersey.



Small: AHMA-NCH

AHMA-NCH experienced record membership with a 68 percent recruitment rate that resulted in a 92 percent increase in membership dues revenue. Additionally, the association saw an 87 percent

retention rate. AHMA-NCH had a 2 percent overall increase in attendance for its educational programs. It also increased its annual meeting attendance by 22 percent and saw a 6 percent increase in sponsorships resulting in a 29 percent overall increase of conference net income. AHMA-NCH serves northern California and Hawaii.

AHMA COMMUNITIES OF QUALITY AWARDS

This award honors AHMAs with superior numbers of Communities of Quality (COQ) properties and active COQ recruitment and recognition programs.



Large: SAHMA

SAHMA has 529 total COQ National Recognition Program participants with 21 being awarded within the past year. The SAHMA board of directors and association members continue to

embrace the Communities of Quality National Recognition Program. During SAHMA's many state meetings, it provides all attendees with COQ program information and the SAHMA president proudly mentions the value of the program in every presentation. Additionally, the association continues to aggressively market the program with COQ profiles and photos posted to its website and through social media posts.

AHMA INNOVATION AWARD

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



Large: SAHMA

SAHMA has been working to create its own on-demand eLearning library, SAHMA-U. It houses 14 webinars covering a variety of topics. Members can access the 30- to 60-minute webinars for \$45

each, which includes a printable handout, assessment questions and certificate of continuing education. In order to make SAHMA-U available to its members, SAHMA needed a platform that could host its library and could be fully integrated with its Association Management System. The association plans to add and replace or update webinars yearly. The program launched in November.



Medium: PAHMA

PAHMA, which serves western Pennsylvania, launched The Pearl of Affordable Housing to celebrate its 30th anniversary. The yearlong program included PAHMA Bingo for prizes at spring

training sessions and culminated in a celebration at its Annual Fall Conference, which drew 435 registrants. New at this year's conference was a partnership with the University of Pittsburgh School of Social Work that included six hours of continuing education credit for licensed social workers attending service coordinator sessions. Additionally, attendees received a "Pearl Coupon" that could be turned in for a chance to win a pearl necklace.



Small: AHMA-NCH

AHMA-NCH created a program to assist other AHMAs and Performance Based Contract Administrations through the transition to the Department of Housing and Urban Development (HUD)

newly formed western Region 5, which serves 14 states. The association's AHMA-HUD coalition keeps all parties informed as the transition progresses and serves as a vehicle to be able to provide feedback to HUD staff in the San Francisco hub. Hour-long video conference calls are held every other month between all the stakeholders, averaging 16 attendees per call.

NAHMA COMMUNITIES OF QUALITY AWARD

Given annually to NAHMA members who have the most properties total since the program inception and who have the most newly listed properties in the past year listed on the COQ National Recognition registry based on data maintained by staff.



**Most new in 2016: ManserMar Inc.,
Duluth, Ga.**



**Most overall in the program
at the close of 2016—
co-winners: National
Church Residences,
Columbus, Ohio**

and WinnResidential, Boston, Mass.



Identifying Industry Trends

NAHMA'S FEDERAL AFFAIRS ISSUES WINTER MEETING in March drew 200 members who attended educational panels specifically geared toward the affordable housing industry and led by the people who are experts in their fields. Additional activities during the three-day affair included the Industry and AHMA Awards (see page 17), Communities of Quality Awards luncheon, and guest speaker David Smith, chairman of Recap Real Estate Advisors. The event concluded with prearranged Capitol Hill meetings with congressional representatives and their staff. The association's next event is the Regulatory Issues fall meeting, Oct. 22-24, in Washington, D.C.

For more photos, visit the association's Facebook page; search NAHMA.

Photos by Larry Falkow



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*Housing Management Resources Inc., PRD Management and Wesley Housing Corporation of Memphis Inc., have both achieved COQ Recognition status for 100 percent of their portfolios.

Infrastructure Plans Short On Housing Proposals

President Donald Trump, while on the campaign trail, promised an infrastructure package would be announced during his first 100 days in office. To date, no plan has been released by the administration; however, during his address to a joint session of Congress in February, Trump reiterated his campaign promise to inject money into the nation's infrastructure.

"Crumbling infrastructure will be replaced with new roads, bridges, tunnels, airports and railways gleaming across our beautiful land,"

Trump said during the speech. "To launch our national rebuilding, I will be asking the Congress to approve legislation that produces a \$1 trillion investment in the infrastructure

of the United States—financed through both public and private capital—creating millions of new jobs."

The speech however, did not include housing as part of the package. In fact, Trump released his draft 2018 budget March 16, which proposes an increase of \$54 billion for defense spending. That increase would come from cuts to 19 government agencies including the departments responsible for affordable housing programs.

The Department of Agriculture would see a 21 percent decrease, or \$4.7 billion less compared to 2017. Among the cuts the budget calls for unspecified staff reductions at USDA service center agencies, and reduces funding the Rural Business and Cooperative Service.

The draft budget proposes a 13 percent cut, equaling a \$40.7 billion reduction, for the Department of Housing and Urban Development and eliminates funding for the Community Develop-

ment Block Grant program, the HOME Investment Partnerships Program and the Choice Neighborhoods Program.

It includes a 4 percent reduction for the Treasury Department including eliminating grants for Community Development Financial Institutions Fund, which provides financial services in economically distressed neighborhoods.

The president's budget helps set the policy agenda and represents recommendations to Congress. The U.S. House of Representatives and Senate control the nation's

"A key goal of any infrastructure package is to stimulate the economy and create jobs, and research shows that housing is an efficient way to do both. Today hundreds of thousands of housing units are in a state of disrepair, including a capital backlog of more than \$26 billion in the public housing stock alone, meaning there are plenty of shovel-ready projects just waiting to be funded."

purse strings and will approve a final budget, which will most likely include changes to the draft submitted by the president.

NEED TO INCLUDE HOUSING

According to the column, The Key Economic Issue Missing from Trump's Infrastructure Plan by Terri Ludwig, published in The Hill, Feb. 1, "A key goal of any infrastructure package is to stimulate the economy and create jobs, and research shows that housing is an efficient way to do both. Today hundreds of thousands of housing units are in a state of disrepair, including a capital backlog of more than \$26 billion in the public housing stock alone, meaning there are plenty of shovel-ready projects just waiting to be funded."

Ludwig writes, "According to a recent analysis from Enterprise Community Partners, both the speed and impact of public investments in housing match or outpace those of other infrastructure investments, such as transportation. Investments in

America's housing infrastructure pay dividends in a number of ways: more jobs, more growth, and more housing options."

Democratic senators released a \$1 trillion infrastructure package of their own. Among other initiatives centered on roads, bridges, airports and energy, the plan includes a proposed \$100 billion to "Revitalize America's Main Streets," which could be used to address housing challenges such as lead remediation and neighborhood revitaliza-

tion, as well as expanding existing tax incentives and other affordable housing programs. Secondly, the plan proposes \$10 billion to "close the infrastructure financing gap" with a new infrastructure entity that would provide seed money and leverage private investment over 10 years for projects across sectors, including affordable housing.

The plan, A Blueprint to Rebuild America's Infrastructure, the senators claim, will create more than 15 million jobs.

According to the senators' plan, "We will prioritize projects and communities all across the country. We will have robust set-asides for small towns, rural communities, tribal lands, and underserved populations."

Congressional Republicans have not released any plans for infrastructure or housing improvements and will most likely use Trump's plan as a guide when it is published. **NN**

Carson Becomes 17th HUD Secretary

Dr. Ben Carson was sworn in as the new Secretary of the U.S. Department of Housing and Urban Development (HUD) on March 3. Carson will now lead a cabinet agency with approximately 8,000 employees and an annual budget totaling more than \$40 billion.

According to a press release issued by HUD, Carson plans an “ambitious listening tour” of select communities and HUD field offices around the country beginning in his hometown of Detroit.

“I am immensely grateful and deeply humbled to take on such an important role in service to the American people,” said Carson, in the release. “Working directly with patients and their families for many years taught me that there is a deep relationship between health and housing. I learned that it’s difficult for a child to realize their dreams if he or she doesn’t have a proper place to live, and I’ve seen firsthand how poor housing conditions can rob a person of their potential. I am excited to roll up my sleeves and to get to work.”

On Jan. 13, the Senate Banking, Housing and Urban Development Committee held Carson’s nomination hearing. Overall, the hearing was not controversial and Carson’s leadership ability was never really questioned. Instead, the hearing largely focused on Carson’s past comments about poverty, housing assistance, fair housing law, veteran homelessness and the lesbian, gay, bisexual and transgender community.

Carson stated during the hearing, that he looked forward to taking a holistic approach to combating poverty in the country. He also looked forward to enhancing HUD programs around the intersection of health and education. Additionally, he spoke favorably about working to end veteran’s homelessness.

Here are some notable remarks from



Vice President Mike Pence administered the oath of office to HUD Secretary Ben Carson with Carson's wife Candy and granddaughter Tesora holding the Bible. | PHOTO PROVIDED BY HUD

“I am immensely grateful and deeply humbled to take on such an important role in service to the American people.”

Carson during his hearing, regarding issues of interest to NAHMA members.

On Public [Rental] Assistance: “I think the rental assistance program is essential and what I have said, if—if you [have] been reading my writings, is that when it comes to entitlement programs, it is cruel and unusual punishment to withdraw those programs before you provide an alternative.”

On Affordable Housing Needs in This Country: “You have to attack the problem that you described from both ends. There are a large number of people spending 30 to 50 percent of their income to housing. That’s an unacceptable number. So, what we have to do is either raise their income or decrease the cost of the housing. I

think both of those areas are areas that we need to work upon.”

On HUD’s Role Implementing the Fair Housing Act: “If confirmed in this position, of course, I would enforce all the laws of the land. And, I believe that all Americans, regardless of the new things that you mentioned, should be protected by the law. What I have mentioned in the past is the fact that no one gets extra rights. Extra rights means, you get to redefine everything for everybody else.”

For nearly 30 years, Carson served as director of pediatric neurosurgery at the Johns Hopkins Children’s Center, a position he assumed when he was just 33 years old, making him the youngest major division director in the hospital’s history. Carson received dozens of honors and awards in recognition of his achievements including the Presidential Medal of Freedom, the nation’s highest civilian honor. He is also a recipient of the Spingarn Medal, which is the highest honor bestowed by the NAACP.

Carson has written nine books, four of which were co-authored with Candy Carson, his wife of 41 years. Together, they co-founded the Carson Scholars Fund, which celebrates young people of all backgrounds for exceptional academic and humanitarian accomplishments. The fund has recognized more than 7,300 scholars, awarded more than \$7 million in scholarships and installed more than 150 Ben Carson Reading Rooms throughout the United States.

Carson was born to a single mother with a third-grade education who worked multiple jobs to support her family. He graduated from Yale University and earned his doctor of medicine from the University of Michigan Medical School. He and his wife are parents of three adult sons and three grandchildren. **NN**

Board Approves New Strategic Plan

The NAHMA board of directors approved the association's new strategic plan for 2017-2021 in February. The plan was developed at a workshop in the beginning of the year and was introduced at NAHMA's annual March meeting. Members can read the entire plan on the Board of Directors webpage in the Members Only section of www.nahma.org.

ADVOCACY

The association has an objective to increase the level of knowledge of members of Congress and their staff, as well as regulatory agency staff, regarding the importance of affordable rental housing to communities across America, and how they can work with the affordable housing management community to provide safe, quality affordable housing in the most effective and efficient manner.

NAHMA will define where it and the affordable housing management community stands on emerging issues and mobilize

its message at the right time, using facts, funding and need to create a more impactful message by utilizing personalized stories.

Another objective is to increase NAHMA member engagement in Grassroots Advocacy with Congress through property visits and congressional visits.

The final objective for advocacy is to set up meetings with new agency leadership and continue with ongoing/monthly calls to offer solutions from NAHMA's perspective.

EDUCATION, TRAINING AND CREDENTIALS

NAHMA will ensure a high level of ongoing quality control and relevance of its courses and credentials, with the goal of maintaining a superior reputation within the affordable housing industry and with relevant stakeholders.

The second objective in this section is to re-evaluate requirements necessary to achieve the National Affordable Housing Professional (NAHP) creden-

tial, to assess if the requirements need to be updated.

Finally, the association will highlight/publicize all credential holders in as many ways as possible.

STRATEGIC FORESIGHT

NAHMA will build and utilize a network of well-connected subject matter experts (SMEs) to regularly collect and share the latest intelligence on what's going on in key arenas of concern.

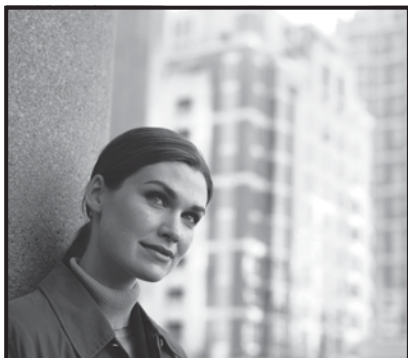
Additionally, the association will continue to work with industry partner coalitions. Finally, it will increase membership resources and revenue opportunities. The plan singles out an affiliate app as a possible new revenue source. At the March meeting, the Affiliates Committee formed a task force to review the possibility by researching not only if an app is the best tool or if another digital outlet would be more effective and if it would provide a value-added benefit to its affiliate members as well as NAHMA. **NN**

Advocacy
<ul style="list-style-type: none"> • Objective 1: Increase the level of knowledge of Congress and their staff, as well as regulatory agency staff, regarding – <ol style="list-style-type: none"> a) The importance of affordable rental housing to communities across America; b) How they can work with the affordable housing management community to provide safe, quality affordable housing in the most effective and efficient manner. • Objective 2: Define where NAHMA and the affordable housing management community stands on emerging issues, and mobilize our message at the right time, using facts, funding and need to create a more impactful message by utilizing personalized stories – <ol style="list-style-type: none"> a) Continually monitor for emerging issues b) Identify and use key messages • Objective 3: Increase NAHMA member engagement in Grassroots Advocacy with Congress through property visits and congressional visits – <ol style="list-style-type: none"> a) Establish goals and track data b) Provide tools and support for NAHMA members • Objective 4: Set up meetings with new agency leadership and continue with ongoing/monthly calls to offer solutions from NAHMA's perspective – <ol style="list-style-type: none"> a) Reach out to regulatory agencies b) In particular, new agency leadership will benefit from in-person meetings and frequent follow up

Green is Accomplished; Yellow is Underway; Red denotes Obstacle ▲ ▼

Education, Training and Credentials
<ul style="list-style-type: none"> • Objective 1: Ensure a high level of ongoing quality control and relevance of NAHMA courses and credentials, with the goal of maintaining a superior reputation within the affordable housing industry and with relevant stakeholders. <ol style="list-style-type: none"> a) Consider new and emerging possible areas for coursework or credentials, such as for PHAs working with the RAD program (for example, could this be a new standalone topic or incorporated into the ACPO materials/course?). b) Educate HUD and other government agencies on the value of professional development and credentialing for the affordable housing management community, with a focus on how it helps staff do a better job managing and providing safe, quality affordable housing. Promote all of NAHMA's credentials. c) Educate and work toward having all state HFAs understand, accept and even encourage housing credential professionals to acquire the SHCM certification. • Objective 2: Re-evaluate requirements necessary to achieve the NAHP credential, to assess if they need to be updated. • Objective 3: Highlight/publicize all credential holders in as many ways as possible, including monthly on social media, and annually in NAHMA News. Also look for avenues to promote total numbers of credential holders in each program.

Strategic Foresight
<ul style="list-style-type: none"> • Objective 1: Build and utilize a network of well-connected subject matter experts (SMEs) to regularly collect and share the latest intelligence on what's going on in key arenas of concern – i.e., develop a network of "Ears on the Ground" – <ol style="list-style-type: none"> a) Identify arenas of concern, including Congress, agencies, Administration, colleague groups, state and local agencies, media, residents, etc. b) Identify the "Ears" – recruit volunteers c) Set up formal timeframe and reporting format and NAHMA Board accountability d) Monitor information collected and determine listening mode vs tipping point for action, using Knowledge-Based Governance decision-making process • Objective 2: Continue to work with industry partner coalitions – <ol style="list-style-type: none"> a) Identify common ground for strength in numbers b) Identify differences and work to mitigate impact • Objective 3: Increase membership resources and revenue opportunities, through – <ol style="list-style-type: none"> a) Membership development and succession planning by identifying and involving emerging talent; offering soft skills HR training; finding affordable leaders in large conventional management companies b) New revenue opportunities, such as a unique NAHMA App



Three Great Books!

Green Housing: A Practical Guide to Green Real Estate Management

A great primer—it covers all the basic concepts for creating a green operation and maintenance plan. Perfect for owners, developers or managers who want to go green. **\$35 per copy plus \$5 shipping and handling.**

A Practical Guide to Tax Credit Housing Management

This study guide for the Specialist in Housing Credit Management (SHCM) certification program covers key concepts in the Low Income Housing Tax Credit program and is a must for every tax credit property manager! **\$25 for members; \$30 for nonmembers.** (Add \$5 shipping per copy.)

Understanding Insurance and Risk Management

This user-friendly publication is an informative yet easy-to-read primer for front-line property management staff. Includes many practical checklists, sample policies and forms. Every property manager should have a copy! **\$35 for members; \$40 for nonmembers.**



Order at www.nahma.org/store or call Rajni Agarwal at 703.683.8630, ext.115. Quantity discounts available.

NAHMA

Time Running out to Submit Scholarship Application

The NAHMA Educational Foundation 2017 scholarship application, which was released in early February, will be accepted until 10 p.m. EDT on Wednesday, May 31. The application is available at nahma.communityforce.com and must be filed online.

The foundation is utilizing a new software developer this year and the appearance of the application is somewhat different, but the requirements are exactly the same. Those requirements include a completed application form, an essay, two references, a Certification of Residency in Good Standing form and a current official grade transcript. The grade transcript is the only required item that is submitted in hard copy via U.S. Mail, the mailing address is included in the application information section.

When announcing the release of the 2017 application, Melissa Fish-Crane, NAHMA Educational Foundation chairperson, stated, "The foundation is excited to be utilizing a new and more applicant-friendly software package this year. It is our goal to make the application more accessible to our residents and easier for those applying to complete their application. Hopefully, this will in turn lead us to another record setting year in the number of scholarships awarded and the total amount of funding awarded."

This is a terrific opportunity for worthy student residents residing at AHMA-affiliated multifamily communities across the country to apply for funding to assist them with their 2017-2018 tuition costs. Residents must be matriculated students at a community



Phoebe Hanna, at the March meeting, explains how receiving the foundation scholarship helped her finish nursing school.

college, college, university or trade/technical school—high school seniors may apply and then verify their acceptance at one of the aforementioned type institutions—and be a resident in good standing at an AHMA member community.

This year, the foundation offered an application orientation webinar to anyone interested. A recording of the webinar can be accessed on the NAHMA Educational Foundation webpage at www.nahma.org. The webinar was designed to provide a walk-through of the application process and components, and could prove insightful to any applicant and/or individuals supporting residents that are filing an application.

Anyone with questions about the application process or the scholarship program in general should contact Dr. Bruce W. Johnson, NAHMA scholarship program administrator, at 215-262-4230 or at bjohnson@themichaelsorg.com. With just over a month remaining in the application window, there is still time for residents to complete an application, so please be sure to announce the program to your residents today! **NN**



With just over a month remaining in the application window, there is still time for residents to complete an application, so please be sure to announce the program to your residents today!

There's No Place Like NAHMA for the BEST in Training and Certification



Enhance your career and improve your work today with training and certification programs designed by NAHMA specifically for you. You can:

- Attend a three-day course that earns you the coveted Certified Professional of Occupancy™ (CPO™) designation.
- Learn the compliance requirements set forth in the Fair Housing Act and Section 504 regulations.
- Attend a comprehensive course designed to cover advanced topics related to working with this handbook such as managing mixed finance properties and managing corporate access to HUD secure systems. ACPO™

Earn one of NAHMA's prestigious professional credentials, which are dedicated solely to recognizing and promoting achievement of the highest possible professional standards in affordable housing management. Programs include the

- National Affordable Housing Professional™ (NAHP™)
- National Affordable Housing Professional-Executive™ (NAHP-e™)
- Specialist in Housing Credit Management™ (SHCM™)
- Certified Professional of Occupancy™ (CPO™)
- Fair Housing Compliance™ (FHC™)
- Advanced Issues in HUD Occupancy™ (ACPO™)
- National Accredited Housing Maintenance Technician™ (NAHMT™)
- National Accredited Housing Maintenance Supervisor™ (NAHMS™)
- Credential for Green Property Management™ (CGPM™)

Take advantage of the National Affordable Housing Management Association's training and certification opportunities and add value to yourself as a professional.

>> For more information, visit www.nahma.org and click on Education.

NAHMA

REGULATORY WRAP-UP

HUD NEWS

ON FEB. 10, THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) POSTED for review three additional draft chapters of the Multifamily Asset Management and Project Servicing HUD Handbook 4350.1: Chapter 2.01: Financial Statement; Chapter 4.04: Flexible Subsidy; and Chapter 8.01: Defaults and Assignments. To read the draft chapters visit the HUD Issues webpage under Agencies at www.nahma.org.

HUD PUBLISHED A NOTICE TO IMPLEMENT PROVISIONS OF THE HOUSING OPPORTUNITY THROUGH MODERNIZATION ACT (HOTMA) on Jan. 19. The notice implements new statutory provisions regarding physical inspection requirements for both Housing Choice Voucher (HCV) tenant-based and Project-based Voucher (PBV) assistance; the definition of PHA-owned housing; and changes to the PBV program at large. In addition, the notice provides guidance on HCV housing assistance payment (HAP) calculations for families who own manufactured housing and are renting the manufactured home space. These HOTMA provisions are effective on April 18; however, HUD is seeking further public comment on the implementation of the provisions.

IN JANUARY, HUD ISSUED TWO NOTICES REGARDING VAWA AND AFFIRMATIVELY FURTHERING FAIR HOUSING: Violence Against Women Act (VAWA): Self-Petitioner Verification Procedures. The notice, which applies to public housing, HCV assistance, and Section 8 Mod Rehab, explains procedures PHAs must follow when an applicant or resident requests admission or continued residency as a result of being a VAWA self-petitioner—someone who claims to be a victim of “battery or extreme cruelty,”

including domestic violence, dating violence, sexual assault, and stalking. Additionally, HUD published revised assessment tools for local governments and for PHAs relating to Affirmatively Furthering Fair Housing (AFFH). The revised tools are for use by PHAs or by program participants receiving CDBG, HOME, ESG or HOPWA formula funding for Assessments of Fair Housing (AFH). The separate tools are to be used either between local governments or between one or more local governments and a PHA. To read the notices visit the HUD Issues webpage under Agencies at www.nahma.org.

IN JANUARY, HUD ISSUED ITS FINAL RULE ON LEAD SAFE HOUSING, which became effective Feb. 13, and has a compliance date of July 13. HUD’s new action level for lead in a young child’s blood has been lowered from 20 micrograms of lead per deciliter of blood ($\mu\text{g}/\text{dL}$) to 5, in accordance with Centers for Disease Control and Prevention (CDC) guidance. If a child at a HUD-assisted property has elevated blood levels, the rule requires a housing provider to test the home and other potential sources of the child’s lead exposure within 15 days, and ensure that hazards from lead-based paint, dust or soil are controlled within 30 days. The housing provider must also report the case to HUD so the department can ensure that follow-up is completed on time. To read the rule, visit the HUD Issues webpage under Agencies at www.nahma.org.

HUD, IN JANUARY, RELEASED REVISION 3 OF THE RENTAL ASSISTANCE DEMONSTRATION (RAD) NOTICE, which builds on the program’s success and lessons learned in recent years to continue the pace of the program. The revisions serve to simplify certain program requirements, create new flexibilities to make more conversions feasible, and strengthen resident rights. Additionally, the revisions significantly improve the

rent-setting options available to owners. HUD also posted a blackline version showing the changes made in Revision 3 as compared to Revision 2.

HUD ISSUED IN JANUARY A NOTICE REGARDING HUD APPROVAL OF REQUESTS FOR TRANSFERS of Multifamily Housing Project-Based Rental Assistance, HUD-Held or Insured Debt, and Income-Based Use Restrictions, which became effective Feb. 21. In a previous email to stakeholders, HUD’s Office of Multifamily Housing stated this notice is “extending the previously established terms and conditions by which the department will approve a request for the transfer of project-based rental assistance, debt held or insured by the Secretary, and statutorily required income-based use restrictions from one multifamily housing project to another (or between several such projects).” To read the note, visit the HUD Issues webpage under Agencies at www.nahma.org.

ON DEC. 19, HUD ISSUED UPDATED RESPONSES TO A NUMBER OF QUESTIONS ON TRANSFERRING BUDGET AUTHORITY under Section 8(bb). These FAQs supersede those issued on April 22, 2016. New and revised questions and answers are indicated. As the Office of Multifamily Housing formulates additional responses to questions submitted, the department will issue updates to this document. For more information on how the policies impact a particular project, please contact your account executive in the servicing HUD regional office. General policy questions can still be sent to 8bbor214questions@hud.gov.

ON FEB. 15, HUD ANNOUNCED DISASTER ASSISTANCE FOR LOUISIANA TORNADO VICTIMS. HUD’s press release reads: “HUD’s Community Development Block Grant (CDBG) and HOME programs

give the state and communities the flexibility to redirect millions of dollars in annual formula funding to address critical needs, including housing and services for disaster victims.” HUD will share information with FEMA and the state on housing providers that may have available units in the impacted counties, including PHAs and multifamily owners.

USDA NEWS

USDA RELEASED AN ADMINISTRATIVE NOTICE ON THE IMPLEMENTATION OF THE VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT in Rural Development’s Multifamily Housing Program in January. The Rural Development (RD) Multifamily Housing programs affected by the VAWA 2013 are Section 515 Rural Rental Housing, Section 514/516 Farm Labor Housing, Section 538 Guaranteed Rural Rental Housing, and Section 533 Housing Preservation Grant programs. RD’s implementation and policies follow those outlined in the notice, and in the HUD Final Rule, dated Nov. 16, 2016. To read USDA’s Administrative Notice for implementing VAWA, visit the USDA Rural Housing Issues webpage under Agencies at www.nahma.org.

USDA RELEASED IN FEBRUARY AN UNNUMBERED LETTER TO PROMOTE THE PARTICIPATION OF RHS-FINANCED housing properties and community facilities in the Summer Meals program, which provides no-cost healthy meals to low-income children during the summer. Meals to rural children at risk of going hungry are provided by local sponsoring organizations, while RHS provides sites where meals can be served. RHS encourages MFH properties and community facilities to get involved and spread the word early, as state agencies and sponsoring organizations hold planning sessions months before

the summer begins. To read the unnumbered letter, visit the USDA Rural Housing Issues webpage under Agencies at www.nahma.org.

U.S. DEPARTMENT OF AGRICULTURE-RURAL DEVELOPMENT ON JAN. 13 RELEASED A COMPLETE UPDATE of HB-3-3560, Chapter 7: Transfers of Project Ownership. In an effort to streamline the transfer process, the revisions reflect updated underwriting requirements, incorporation of the Preliminary Assessment Tool, and use of industry-based underwriting standards where possible. Training for RD field staff and the industry took place via webinar at the end of February.

ADMINISTRATION NEWS

ON JAN. 27, PRESIDENT DONALD TRUMP ISSUED A FREEZE ON FEDERAL REGULATIONS, which halts new regulations, withdraws regulations that have yet to be published in the *Federal Register* and postpones the effective date of regulations that have been published but not taken effect. Although ordering a regulatory freeze is routine for incoming administrations, Trump’s memorandum removes agency discretion while instituting the freeze and applies to guidance documents as well as regulations. The impact on both HUD and USDA administered housing programs is still unclear, but information regarding recently published regulations is expected in the near future. This update is available on the NAHMA website.

IRS NEWS

THE INTERNAL REVENUE SERVICE (IRS) PUBLISHED IRS NOTICE 2017-19 ON FEB. 27, which provides the resident population figures. These figures are used by states and localities in calculating

their 2017 LIHTC ceilings and private activity bond caps. As stated in the notice, “Section 3.08 of Rev. Proc. 2016-55 provides that, for calendar year 2017, the amount for calculating the credit ceiling under is the greater of \$2.35 multiplied by the state population, or \$2,710,000. Further, section 3.20 of Rev. Proc. 2016-55 provides that the amount for calculating the Volume Cap for calendar year 2017 is the greater of \$100 multiplied by the State population, or \$305,315,000.” To view IRS Notice 2017-19 online, visit the NAHMA website.

CONGRESSIONAL NEWS

IN FEBRUARY, SENS. SUSAN COLLINS (R-ME) AND JACK REED (D-RI), AND REPS. MARIO DIAZ-BALART (R-FL) AND DAVID PRICE (D-NC) SENT A LETTER asking the Government Accountability Office (GAO) to report on HUD’s lead hazard remediation efforts. The bipartisan leadership of the House and Senate subcommittees on Transportation, Housing and Urban Development raised concerns about the oversight needed to remediate lead-based paint hazards in HUD-assisted housing. The letter asks the GAO to produce a report on the effectiveness of federal programs and protocols for identifying and addressing lead-based paint hazards, the partnerships between PHAs and Public Health Agencies, and gaps in regulation compliance and enforcement. Lastly, the letter also inquires about HUD’s process for assessing lead-related risks during Housing Choice Voucher inspections, and the impact, if any, on landlord participation and housing availability. Visit the HUD Issues webpage under Agencies at www.nahma.org for more information. **NN**

APRIL

18-19

2017 Washington Affordable Management Convention

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

18-20

CPO Course

Gaithersburg, MD
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

19

Death of a Resident

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

Add-On Courses at Mississippi State Meeting

Jackson, MS
SAHMA
800-745-4088
www.sahma.org

Education Express for RD Managers

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

20

Calculating Income for 50059s

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

20-21

Mississippi State Meeting for Affordable Housing

Jackson, MS
SAHMA
800-745-4088
www.sahma.org

25

Reasonable Accommodations

Quincy, MA
NEAHMA
781-380-4344
www.neahma.org

25

Preconference Courses for Kentucky State Meeting for Affordable Housing

Louisville, KY
SAHMA
800-745-4088
www.sahma.org

25-26

Managing HOME Compliance

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

26

TRACS 101

Worcester, MA
NEAHMA
781-380-4344
www.neahma.org

26-27

Kentucky State Meeting for Affordable Housing

Louisville, KY
SAHMA
800-745-4088
www.sahma.org

27

Basic Tax Credit

Providence, RI
NEAHMA
781-380-4344
www.neahma.org

Massachusetts Quarterly Meeting

Massachusetts
NEAHMA
781-380-4344
www.neahma.org

MAY

4

Calculating Assets for 50059s

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

9

Calculating Rents

Wethersfield, CT
NEAHMA
781-380-4344
www.neahma.org

Advanced LIHTC Compliance

Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

10

Complying with VAWA

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

Understanding HOME

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

TRACS 201

Worcester, MA
NEAHMA
781-380-4344
www.neahma.org

10-11

Maryland Conference/ Compliance Symposium

Rockville, MD
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

North Carolina State Meeting for Affordable Housing

Greensboro, NC
SAHMA
800-745-4088
www.sahma.org

11

Connecticut Housing Industry Annual Agency State Meeting

Cromwell, CT
NEAHMA
781-380-4344
www.neahma.org

LIHTC File Audit

North Providence, RI
NEAHMA
781-380-4344
www.neahma.org

16

Income & Assets

Kirkwood, MO
HAHMA
913-722-1999
www.hahma.org

REAC

Connecticut
NEAHMA
781-380-4344
www.neahma.org

REAC Prep Refresher + The New Repair Standards

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

Add-On Courses at Alabama State Meeting

Birmingham, AL
SAHMA
800-745-4088
www.sahma.org

17

Complying with VAWA

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

The HOME Rule

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

One-Day Extensive Maintenance Training

Foxboro, MA
NEAHMA
781-380-4344
www.neahma.org

17-18

Alabama State Meeting for Affordable Housing

Birmingham, AL
SAHMA
800-745-4088
www.sahma.org

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/>.

18
Risk Management for Maintenance
Grant Pass, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

21-23
40th Annual Los Angeles Seminar & Tradeshow
Los Angeles, CA
AHMA-PSW
866-698-2462
www.ahma-psw.org

23
MOR Training
Quincy, MA
NEAHMA
781-380-4344
www.neahma.org

Asbestos and Lead Paint Awareness
SeaTac, WA
AHMA of Washington
360-561-3480
<http://ahma-wa.org>

24
Basic EIV
Webinar
SAHMA
800-745-4088
www.sahma.org

25
Asbestos and Lead Paint Awareness
Spokane, WA
AHMA of Washington
360-561-3480
<http://ahma-wa.org>

31
Reasonable Accommodations and Modifications
Webinar
SAHMA
800-745-4088
www.sahma.org

JUNE

6-8
Tax Credit Compliance Course with Exam Option
Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org

7
Adult Bullying
Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org

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

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

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

Massachusetts Agency Meeting
Quincy, MA
NEAHMA
781-380-4344
www.neahma.org

13
REAC
Kirkwood, MO
HAHMA
913-722-1999
www.hahma.org

Fair Housing Course (FHC)
Massachusetts
NEAHMA
781-380-4344
www.neahma.org

HOME Workshop
Laurel, MD
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org

13-15
Certified Professional of Occupancy (CPO)
Spokane, WA
AHMA of Washington
360-561-3480
<http://ahma-wa.org>

14
RD/Section 515 Workshop
Glen Allen, MD
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org

14-15
Tax Credit Training & SHCM Exam
Rhode Island
NEAHMA
781-380-4344
www.neahma.org

14-16
Annual Affordable Housing Conference
Bend, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

15
Connecticut Quarterly Meeting
Connecticut
NEAHMA
781-380-4344
www.neahma.org

20
Fair Housing Training
Pittsburgh, PA
PAHMA
412-445-8357
www.pahma.org

20-22
Certified Professional of Occupancy (CPO)
Connecticut
NEAHMA
781-380-4344
www.neahma.org

21
Basic LIHTC Compliance
Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org

22
Basic LIHTC Compliance
Wytheville, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org

27
Rhode Island Quarterly Meeting
Rhode Island
NEAHMA
781-380-4344
www.neahma.org

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

28
Budgeting to Meet Your Goals
Salem, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

Budgeting to Meet Your Goals
Grand Pass, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

JULY

11-13
HAHMA Annual Conference
St. Louis, MO
HAHMA
913-722-1999
www.hahma.org

12
Understanding HUD's HOME Program, Part 1
Webinar
AHMA of Washington
360-561-3480
<http://ahma-wa.org>

EDUCATION CALENDAR

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/>.

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Intermediate LIHTC Compliance

Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

15

REAC

Liberty, MO
HAHMA
913-722-1999
www.hahma.org

18

MOR Training

Rhode Island
NEAHMA
781-380-4344
www.neahma.org

Management of Section 8 Properties

Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

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Income & Assets Verification & Calculation

Wytheville, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

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EIV 101 Beginner

Rhode Island
NEAHMA
781-380-4344
www.neahma.org

Income & Assets Verification & Calculation

Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

AUGUST

8

EIV 201 Beginner

Rhode Island
NEAHMA
781-380-4344
www.neahma.org

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Advanced LIHTC Compliance

Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

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Tax Credit

Kirkwood, MO
HAHMA
913-722-1999
www.hahma.org

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Tax Credit

Liberty, MO
HAHMA
913-722-1999
www.hahma.org

Understanding HUD's HOME Program, Part 2

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

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Intermediate LIHTC Compliance

Wytheville, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

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Half-Day Fair Housing (for VA DPOR Certification)

Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

Half-Day Preparing for Physical Inspections

Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

SEPTEMBER

2-3

Tax Credit & SHCM Exam

Princeton, NJ
JAHMA
856-786-9590
www.jahma.org

11-12

AHMA-NCH Annual Conference

Oakland, CA
AHMA-NCH
866-698-2462
www.ahma-psw.org

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Basic Tax Credit

Connecticut
NEAHMA
781-380-4344
www.neahma.org

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Documenting Resident Violations

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

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Massachusetts Quarterly Meeting

Massachusetts
NEAHMA
781-380-4344
www.neahma.org

Reasonable Accommodations

Rhode Island
NEAHMA
781-380-4344
www.neahma.org

Marketing of Affordable Properties

Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

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Basic Occupancy

Massachusetts
NEAHMA
781-380-4344
www.neahma.org

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Conquering Compliance with Multiple Housing Programs

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

Basic LIHTC Compliance

Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

Advanced Legal Seminar: Western Washington Issues

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

20-22

West Virginia Housing Conference

Charlestown, WV
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

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Conquering Compliance with Multiple Housing Programs

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

Income & Assets Compliance

Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlanticaahma.org

Advanced Legal Seminar: Spokane Issues

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

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Rhode Island Quarterly Meeting

Rhode Island
NEAHMA
781-380-4344
www.neahma.org

No Time to Slow Down

SANDY CIPOLLONE IS WORKING on earning gold as a competitive figure skater—adult field judging gold that is. So even though she may not be competing in the 2018 Pyeongchang Olympics, Cipollone is committed to her goal just the same. The field tests are mandatory moves to ensure a skater has mastered the skills specific to that level. Once she passes her gold test, Cipollone moves onto free skate testing.

On top of that, she takes adult tap dancing classes and has performed in dance recitals. Cipollone also likes taking part in other physical activities with her family—husband, John, son, Mark, and daughter, Krista, as well as her two

Management (SHCM), Fair Housing Compliance (FHC) and Certified Property Manager (CPM).

"As a CPA, I worked for an auditing firm and I did Section 8," she said. "I came in and did an audit for Interstate. Then they hired me."

She started in the company's finance division and has since moved into operations. "No two days are the same," she said.

Cipollone said working in the affordable housing industry is about giving back and helping people. One of her driving principals is to "provide out-



recently recognized as 2016 AHMA of the Year in the medium category at the annual NAHMA March meeting.

"We have one of the best membership organizations. It is such a cohesive group," she said of JAHMA. "I inherited a great membership."

Despite her busy schedule, Cipollone said one of her personal goals is to travel more, internationally—for fun, she added. **NN**

"No matter what you do in this industry take ownership. ... and I think you'll succeed."

cats and one "grandpuppy"—such as skiing and tennis. The senior vice president of Interstate Realty Management, headquartered in New Jersey, never seems to slow down.

At work, Cipollone is responsible for more than 5,400 units in 60 communities and oversees four district properties managers. Her portfolio includes HOPE VI developments, and tax credit and Section 8 project-based housing.

Before joining Interstate 34 years ago, Cipollone got her first taste of the affordable housing industry working as a certified public account specializing in real estate. Besides her CPA, Cipollone earned her master's in business administration from Rutgers University and holds a number of industry credentials including Specialist in Housing Credit

standing communities, places residents want to live."

Her advice for anybody considering a career in affordable property management, or even industry veterans, is simple: "No matter what you do in this industry take ownership. If you are in charge of the most minute thing at the property, do it the best you can. If you are a custodian, make sure the property is clean. If you are in charge of lease up, do your best and I think you'll succeed."

In addition to her work at Interstate, Cipollone serves on the NAHMA board of directors and is in the second year of her two-year term as JAHMA president. Her JAHMA goals include continuing to offer members the best services, education and events as well as growing the membership. She is proud JAHMA was

Welcome New Members

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

EXECUTIVE

Sue Baker, Cambridge Management, Tacoma, Wash.

Jody Dimpsey, JLD Property Management Group, Hummelstown, Penn.

ASSOCIATE

Wesley Daniel, ConAm Management Corporation, San Diego, Calif.

Reva Young, Intermark Management, Columbia, S.C.

AFFILIATE

Stefanie Lee, CAHEC, Raleigh, N.C.

Brent Monachino, Sherwin Williams, Twinsburg, Ohio

Kiya Patrick, Dayton Metropolitan Housing Authority Dayton, Ohio

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

the last word

Lend Your Voice To the Cause

A PRIMARY PURPOSE OF NAHMA is to advocate on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing. It is a duty NAHMA staff takes seriously and as a result, the association has become a leading voice in the industry.

However, it is also a mission the staff cannot fulfill alone. The old saying states there is strength in numbers and when it comes to Congress, the idiom could not be more right.

During NAHMA's Federal Affairs winter meeting in March, guest speaker David Smith, chairman of Recap Real Estate Advisors, presented The Future Demographics of Affordable Housing and Other Trends, where he laid out some of the major challenges facing the affordable industry. Smith concluded that the federal government could fund the solutions needed, but that it is up to us to suggest those solutions.

What does that mean for NAHMA members?

It means only you know what is in the best interest of your communities and therefore, only you are in a position to

know what will work best in your communities. As a national organization, NAHMA can advocate on behalf of the industry as a whole, but cannot provide the personal accounts that illustrate the real-life impacts a Congress member's vote can have back home. And with a new administration, providing the personal perspectives have never been more important.

This is where our members come in. While several of those attending the winter meeting took time out to meet with their representative or his/her staff on the Hill, advocating for the affordable housing industry needs to be done on a year-round basis.

NAHMA encourages members to visit the Grassroots Advocacy section on its website, www.nahma.org. The Advocacy Toolkit page provides easy-to-use tools for participating in grassroots advocacy including frequently asked questions, best practices, tips for congressional visits, legislative priorities and talking points, and short how-to videos ranging from building relationships to strategies for influencing undecided lawmakers.

Grassroots advocacy does not have to take place on the Hill. Members are encouraged to attend a town hall meeting in the lawmaker's district, follow the member on social media or better yet, invite the representative to your property to see for himself/herself how important it is to fully support affordable housing programs.

Additionally, one of the best ways for your message to reach your representative is by getting to know the congressional staff. They are the so-called gatekeepers—they communicate with constituents on a daily basis, set the lawmaker's appointments and serve as the representative's boots on the ground back home. They are the ones that monitor the pulse in the district and have the lawmaker's ear.

It is important for our members to be involved whether that is by simply replying to a lawmaker's social media post or by hosting a congressional representative's site visit. **NN**

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

