

NAHMA News

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

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Battle Over FY 2019 Begins

Congress averted a third government shutdown in as many months by passing the fiscal year (FY) 2018 appropriations bill by the March 23 deadline. The \$1.3 trillion spending bill—actually consisting of smaller individual appropriations bills packaged into one omnibus bill—will fund the government through September, which is the end of the current fiscal year. While the overall spending amount was agreed to in February, the omnibus bill approved in March actually determines how the money will be divided up among the government’s various agencies and programs.

Now Congress’ attention turns to writing the FY 2019 spending bills. President Donald Trump released his budget request in February, which proposes steep cuts to affordable housing programs, that would become effective Oct. 1. Additionally, the administration released an addendum to account for the higher overall spending availability enacted by Congress as part of a stopgap measure to end a government shutdown earlier this year.

In a Senate Budget Committee hearing in February, White House Budget Director Mick Mulvaney testified on the importance of defense spending and highlighted “welfare reform” as a top priority.

Under the administration’s plan, the budget for the Department of Housing and Urban Development (HUD) is cut by 18 percent compared to FY 2017 enacted levels. The budget for the U.S. Department of Agriculture (USDA) did not fare much better as the administration’s proposed budget looks to cut 16 percent compared to the FY 2017 funding levels.

In a Senate Budget Committee hearing in February, White House Budget Director Mick Mulvaney testified on the importance of defense spending and highlighted “welfare reform” as a top priority; he also underscored the FY 2019 budget request’s “two-penny plan,” which he said will reduce nondefense discretionary spending by 2 percent per year after 2019.

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Shining a Light on Affordable Housing

NAHMA WRAPPED UP ANOTHER productive winter meeting in March that attracted more than 180 industry leaders as well as the Communities of Quality winners who were featured in the January/February *NAHMA News*. The three-day event featured an inspirational appearance from NAHMA Educational Foundation scholarship winner, Derek Litvak, who spoke about how important the program has been to his educational endeavors. It also saw the debut of the NAHMA Leaders Talk Trends interactive panel. And of course, the meeting gave members the opportunity to hear the latest from the experts.

One of the highlights was when members gathered to honor this year's Industry and AHMA Awards winners. Annually NAHMA shines a spotlight on the individuals and organizations whose professionalism, dedication and accomplishments in assuring quality housing for low-income Americans raises the standards of the multifamily affordable housing industry.

The highest honor we bestow, the NAHMA Industry Statesman Award, was given to affordable housing leaders and mentors, and long-time association supporters: Randy Lenhoff and Jim McGrath.

Lenhoff, who began his property management career in 1977, joined the Seldin Company in 1989 where he retired as president and CEO in 2014. He served as NAHMA vice president from 2003-2006, as well as board member for several years. Lenhoff was inducted into the Omaha Commercial Real Estate Hall of Fame in 2011.

McGrath founded PRD Management Inc. in 1977 and as chairman oversees the

entire organization. He has spent more than 40 years in the real estate industry. He has received numerous industry awards including 2012 Industry Leadership Award from PennDel AHMA and the 2009 NAHMA President's Award. He is a founding member of the NAHMA Educational Foundation, as well as of JAHMA and PennDel AHMA. He served as president of NAHMA from 2005-2006 and is currently serving as a NAHMA board officer.

For more on the night's other winners, visit page 17.

Our next meeting is in October and will feature the Vanguard Awards honorees. The October meeting also includes the annual Educational Foundation gala fundraiser and poster auction. So mark your calendar now and plan to be in Washington, D.C., Oct. 21-23.

Speaking of the Vanguard Awards, there is still time to finalize your award application before the June 1 deadline.

The Vanguard Awards recognize new, quality multifamily affordable housing development. The awards pay tribute to developers of high-quality affordable housing; demonstrate that exceptional new affordable housing is available across the country; demonstrate the creativity and innovation that must be present to create exceptional properties given the financing and other challenges to development; and highlight results of private-public partnerships required to develop today's affordable housing. Details about the awards and a downloadable application can be found in the Awards & Contests section of nahma.org. **NN**

Kris Cook, CAE, is executive director of NAHMA.

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FY 2018 OMNIBUS BILL

The omnibus legislation approved March 23 raised both HUD and USDA affordable housing program funding levels and enacted key provisions to improve the Low-Income Housing Tax Credit program. The bill also extended the National Flood Insurance Program until July 31, and the U.S. Interagency Council on Homelessness for two years.

The approved bill included two key

directing local governments to take certain actions under the Affirmatively Furthering Fair Housing rule.

The bill more than doubled the Rental Assistance Demonstration (RAD) unit cap, pushed the sunset date to 2024 and allowed for Section 202 PRAC Conversions (RAD for PRAC).

Most of USDA’s rural housing programs also saw an increase over FY 2017 enacted levels. In particular, the Section 515 Mul-

PROPOSED HUD FY 2019 BUDGET

The president’s budget request of \$41.24 billion represents an \$8.8 billion cut to HUD overall, compared with FY 2017 enacted levels. The cuts are achieved primarily by eliminating the Public Housing Capital Fund, HOME, Community Development Block Grant (CDBG), Housing Trust Fund (HTF) and Choice Neighborhoods programs. The budget also requests funding for Project-Based Rental Assis-

tance and Housing Choice Vouchers at levels that are insufficient for renewals, although HUD has yet to outline specific program budgets.

The president’s budget request of \$41.24 billion represents an \$8.8 billion cut to HUD overall, compared with FY 2017 enacted levels. The cuts are achieved primarily by eliminating the Public Housing Capital Fund, HOME, Community Development Block Grant (CDBG), Housing Trust Fund (HTF) and Choice Neighborhoods programs.

provisions from the Affordable Housing Credit Improvement Act: a 12.5 percent increase in housing credit allocation for four years, which can be extended beyond the fourth year, and the permanent authorization of income averaging that allows the 60 percent Area Median Income ceiling to apply to the average of all units in a project rather than each individual housing credit apartment.

With a roughly 10 percent agency-wide funding increase for HUD, the bill provided higher funding levels for nearly all of HUD’s affordable housing and community development programs.

In particular, the bill included new resources to help public housing address the backlog of capital repairs and new capital advance funding for both Section 202, Housing for the Elderly, and Section 811, Housing for Persons with Disabilities. The bill provided renewal funding for PBRA and Housing Choice Vouchers, while also funding new vouchers for veterans and people with disabilities.

In addition, funding was increased for lead hazard initiatives, homeless assistance programs, and the HOME and Community Development Block Grant (CDBG) programs. The bill maintained funding for the Family Self-Sufficiency program and for the Office of Fair Housing and Equal Opportunity, although it prohibits HUD from

tifamily Direct loan program received an increase of 14 percent, although the Section 538 Loan Guarantee program was maintained at its FY 2017 level. The Section 521 Rental Assistance program dropped slightly over last year; however, Section 521 Rural Housing Vouchers increased, with funding maintained for the preservation demonstration.

In addition, the bill directed USDA’s secretary to incentivize public housing authorities and nonprofit entities to take over rental housing property ownership and preserve affordability.

A NAHMA analysis detailing the approved FY 2018 funding bill is available in the Members Only section of nahma.org.

In addition, the budget request points toward legislative rent reforms targeting “workable” residents to shoulder more of their housing costs, and establishes EnVision Centers for a “holistic approach” to self-sufficiency. NAHMA expects to see last year’s proposed “rent reform” provisions for Rental Assistance programs, as the budget addendum requests additional funding to avoid rent increases on elderly and disabled families. The addendum also offsets the budget request with funding to keep public housing afloat and to renew vouchers.

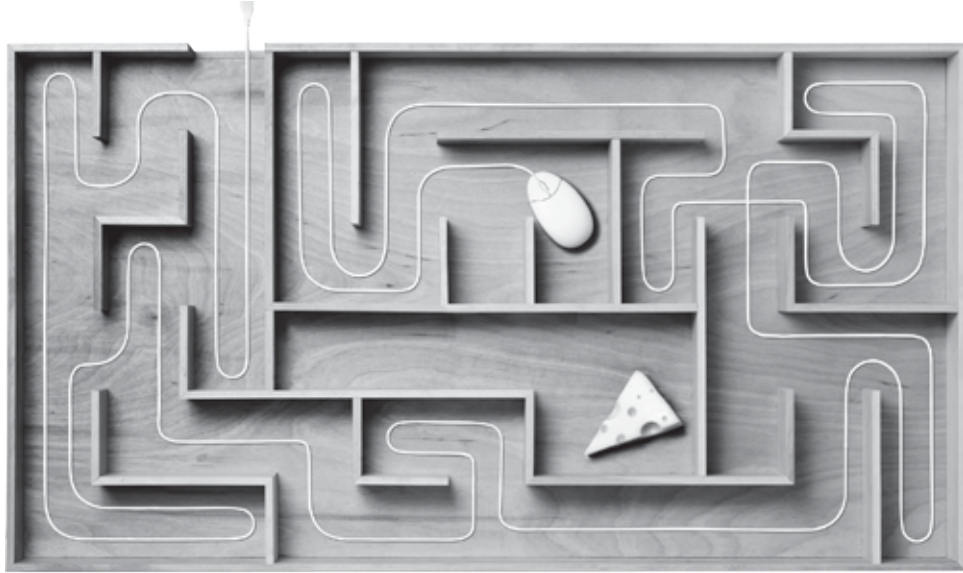
On a positive note, the budget proposes removing the Rental Assistance Demonstra-

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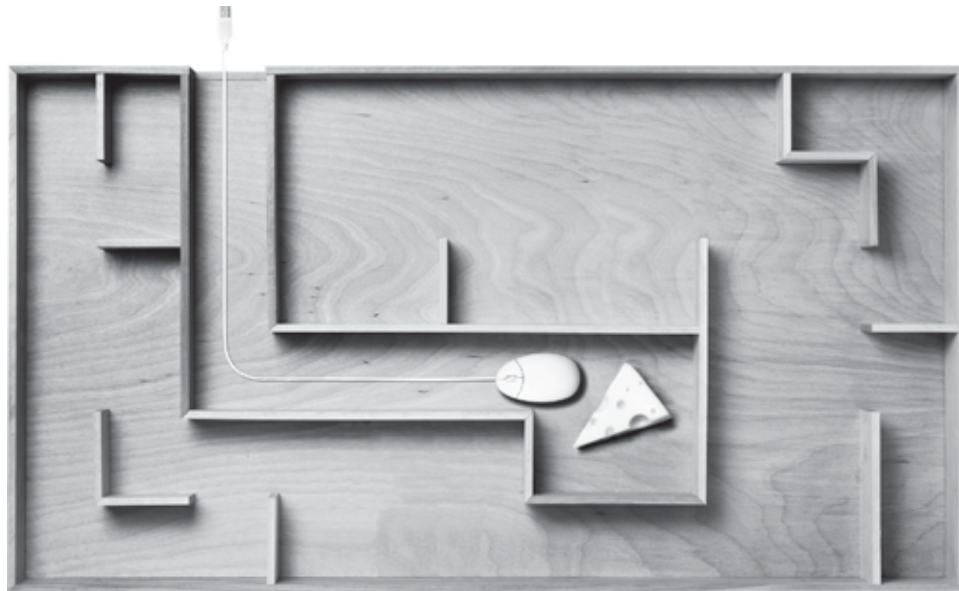
HUD Programs	FY 2019 Admin. Request	FY 2018 Omnibus Bill	FY 2017 Enacted
Tenant-based Rental Assistance	\$20,550	\$22,015	\$20,292
Contract Renewals	\$18,749	\$19,600	\$18,355
Project-based Rental Assistance	\$11,147	\$11,515	\$11,082
Housing for the Elderly (Section 202)	\$601	\$678	\$502
Service Coordinators	\$90	\$90	\$75
Supportive Housing for Persons with Disabilities (Section 811)	\$140	\$230	\$146
Community Development Grant	\$0	\$3,365	\$3,000
HOME	\$0	\$1,362	\$950

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BATTLE OVER FY 2019 BEGINS, *continued from page 4*

tion unit cap and sunset date, and requests funds to facilitate Section 202 PRAC Conversions known as RAD for PRAC.

A snapshot of the proposal includes:

■ **Slight Increase or Maintained Funding:** Section 202 Housing for the Elderly; RAD for PRAC; Service Coordinators; Family Self-Sufficiency program; lead abatement

■ **Flat Funding or Slight Decrease (insufficient for renewals):** Project-Based Rental Assistance; Housing Choice Vouchers; Section 811 Housing for Persons with Disabilities

■ **Funding Eliminated:** Public Housing Capital Fund, HOME program, CDBG program, HTF and Choice Neighborhoods program

A press release issued by HUD highlights the plan's support for "vulnerable populations including those experiencing homelessness, the elderly and persons living with disabilities."

According to the release, "While the budget seeks stable or increased funding for direct rental subsidies to the elderly and disabled, as well as to homeless assistance and lead hazard control, in other less targeted programs, the administration is committed to the idea that state and local governments are best positioned to address specific needs in their communities."

The release goes on to state, "The administration continues to seek the elimination of the Community Development Block Grant (CDBG) Program, shifting the activities the block grant program supports to the state and local level. Since 1980, and most recently in 2013, HUD studies found that CDBG is not well targeted to the

poorest communities and has not demonstrated a measurable impact on communities. Similarly, the administration proposes through the budget the elimination of HUD's Choice Neighborhoods Initiative, HOME Investment Partnerships Program, and the Self-Help Homeownership Opportunity Program (SHOP), because state and local governments can better meet their communities' needs."

PROPOSED USDA FY 2019 BUDGET

The president's budget request of \$19 billion represents a \$3.7 billion cut to the USDA overall, compared with FY 2017 enacted levels. In particular, the budget does not request funding for activity in the Section 515 Rural Rental Housing program, including Revitalization Program loans. The budget request proposes decreased funding for Section 521 Rental Assistance program and no increase in funding for the Section 542 Rural Voucher program, while establishing a \$50 minimum resident rent contribution. In addition, the request proposes only a slight increase to Section 538 Multifamily Housing Loan Guarantees.

A snapshot of the proposal includes:

■ **Slight Increase or Maintained Funding:** Section 538 Multifamily Housing Loan Guarantees

■ **Flat Funding or Slight Decrease (insufficient for renewals):** Section 521 Rental Assistance program; Section 542 Rural Voucher program

■ **Funding Eliminated:** Section 515 Rural Rental Housing program, including Revitalization loans. **NN**

Rural Development Housing Programs	FY 2019 Admin. Request	FY 2018 Omnibus Bill	FY 2017 Enacted
Section 521 Rental Assistance	\$1,331	\$1,345	\$1,405
Section 515 Rental Housing Direct Loans	\$0	\$40	\$35
Multifamily Revitalization	\$0	\$47	\$41
Preservation Demonstration	\$0	\$22	\$22
Section 542 Rural Housing Vouchers	\$20*	\$25	\$19
Section 538 Loan Guarantee	\$250	\$230	\$230

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Is Housing Infrastructure? Competing Plans Proposed

ON MONDAY, FEB. 12, THE TRUMP administration sent Congress its highly anticipated plan for infrastructure investment, which some had hoped would include a boost for unmet housing needs across the country.

Based on the premise that the federal government will spend \$200 billion to spur state, local and private investments, the plan aims to achieve more than \$1.3 trillion in investments for roads, bridges, airports, water systems, rural infrastructure and more. Although the plan calls for grants and lending programs for state and local infrastructure investment projects, housing may not be considered an eligible activity.

The plan, called the Legislative Outline for Rebuilding Infrastructure in America, enhances Private Activity Bonds (PABs), which include Multifamily Housing bonds, by removing the volume cap and exempting PAB interest from the Alternative Minimum Tax (AMT). The plan also calls for the elimination of the long-time prohibition on PAB advanced refunding and adjusts change-of-use provisions in the tax code to allow for more PABs to preserve the tax exemption.

On March 7, Senate Democrats released a \$1 trillion infrastructure proposal called the Jobs & Infrastructure Plan for America's Workers, which calls for \$62 billion for affordable housing, neighborhood revitalization and lead remediation. Without providing specific details, the plan highlights the following funding proposal (see page 15 of the plan, available at <https://www.democrats.senate.gov/imo/media/doc/Senate%20Democrats'%20Jobs%20and%20Infrastructure%20Plan.pdf>):

“Funding Proposal: We will provide additional federal support to locally driven initiatives to preserve and expand affordable housing in cities, suburbs, rural communities and on tribal lands through a combination of direct investment and tax incentives. Specifically, we will:

“1. Preserve the nation's public housing stock by increasing capital investments to public housing agencies across the country in order to make necessary capital repairs, conduct significant rehabilitation, and, in some cases, replace units with newly constructed affordable housing.

“2. Provide grants to states and local communities through the HOME Investment Partnerships Program and Housing Trust Fund to address their affordable housing production and repair priorities, such as: affordable housing for seniors, people with disabilities and families; supportive housing for the homeless; and repairs that help seniors and persons with disabilities stay in their homes.

“3. Strengthen the Low-Income Housing Tax Credit (LIHTC), which provides tax incentives for private investment in the creation and preservation of affordable housing. The recently enacted Republican tax cuts reduced the number of affordable homes that will be produced with LIHTC by an estimated 235,000 units over the next 10 years.

“4. Boost funding for initiatives like Choice Neighborhoods and Community Development Block Grants to spur investments and job creation in communities struggling to maintain legacy infrastructure, address vacant and abandoned properties and create viable eco-

nomic opportunities. These critical programs enable communities to build on public-private partnerships that result in community-driven infrastructure, revitalization, mitigation from natural disaster and housing construction projects.

“5. Preserve and expand affordable housing in rural and tribal communities through targeted investments. Improve affordable housing in rural communities with investments in USDA's Rural Housing Service rental housing and homeowner assistance programs. In addition, address the unique housing challenges on tribal lands by providing new investments in the Indian Housing Block Grant (IHBG) created through the Native American Housing Assistance and Self Determination Act (NAHASDA).

“6. Make cost-effective investments to protect the health and future of our children by addressing lead-based paint hazards in America's housing stock. Exposure to lead can undermine children's neurological and physical development, and the CDC now estimates that 535,000 American children under the age of 6 are affected by lead poisoning. Every \$1 invested in lead hazard control saves \$17 in health, educational, criminal justice and other societal costs.”

The Democratic plan stands little chance of passing without the Republican majority support. Both proposals serve as markers for future infrastructure negotiations. NAHMA will monitor the proposals and keep members updated on their progress. **NN**

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



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HUD Cancels PBCA Replacement RFPs

The Department of Housing and Urban Development (HUD) announced on March 14 that it was canceling the Request for Proposals (RFPs) on the Housing Assistance Payments (HAP) Contract National Support Services or HAPNSS, and Housing Assistance Payments (HAP) Contract Regional Support Services or HAPRSS.

“Based on the extensive comments received in response to the draft solicitation, HUD is taking time to perform additional due diligence to ensure all comments and recommendations are considered in developing the final approach to obtaining the services to replace the current PBCA services. This solicitation is cancelled in its entirety. Future requirements will be initiated through

a new solicitation, which is expected to take several more months to develop,” the agency said.

In early December 2017, HUD published two draft RFPs, which state that once the existing 53 ACCs expire or are terminated, the Performance-Based Contract Administrators (PBCAs) program will end and HUD will become the contract administrator for all HAP contracts in the multifamily housing portfolio. The release stated that it is merely a “sources sought notice” with no commitment to move forward with a formal solicitation: “This is a Sources Sought Notice. This is not a request for offers, quotes or proposals. This notice does not represent a commitment by the government to issue a formal solicitation or award a contract. This is a market research tool to solicit comments on the draft RFP from capable sources and to

determine the capability of potential sources.”

Based on HUD’s draft RFPs, NAHMA believed that HUD intended to significantly alter the PBCA program to establish a national and regional oversight approach called HAPNSS and HAPRSS, respectively.

In late January, NAHMA provided comments on behalf of its members on the two solicitations. In addition, the association participated in an industry letter that expressed concerns over HUD’s RFPs.

“NAHMA members are directly affected by HUD’s new proposed HAP Contract National Support Services and HAP Contract Regional Support Services Model. For this reason, our members are very concerned and we

“The nation’s challenge is to reduce the barriers and obstacles that inhibit the preservation and expansion of our assisted housing stock. The proposal as outlined, does not reduce barriers or encourage preservation—it is inefficient.”

recommend HUD reconsider terminating the current PBCAs and adopting a new bifurcated model that would lead to increased burden, lack of local market knowledge and less efficient property oversight due to the split duties under the National and Regional HAP Contract Support Services,” NAHMA stated.

In its comments, NAHMA reminded HUD that it had submitted recommendations to improve the PBCA program in response to HUD’s 2016 PBCA Industry Day and subsequent Deloitte interview. The comments went on to point out, “To date, HUD has provided no follow-up on our recommendations and the proposed model does not address our members’ concerns. Rather it creates larger problems for our members.”

NAHMA’s comments said the proposed HAPNSS/HAPRSS model would lead to the following:

■ **Elimination of PBCAs and bifurcation of their duties into regional and national.** HUD did not provide the reason for eliminating the current PBCA contracts. NAHMA recommended that HUD convene stakeholder meetings to explain the rationale behind this new proposal and give some clarity to the industry. NAHMA said the bifurcation of duties might lead to potential loss of owners and units from the PBRA program, as well as, critical institutional knowledge from key stakeholders. In addition, the national and regional duties added additional burden and created a new layer between HUD and property oversight. NAHMA recommended HUD recon-

sider the national HAP contractor, as risk and portfolio management should be performed by HUD.

■ **Increased cost due to oversight changes.** The draft PWS did not provide any discussion on whether the proposed national and regional contractor model is intended to be more cost effective than the current PBCA system. Rather, NAHMA said the change will likely lead to increased costs, as updates to HUD IT systems, such as TRACs, and additional training will be needed to accommodate the changes.

■ **Impact on residents.** NAHMA said members are especially concerned with changes to Management and Occupancy Reviews (MORs), physi-

continued on page 14

cal inspections and providing property access to new entities. Specifically, NAHMA said it did not believe HUD had educated residents throughout the entire process. NAHMA recommended HUD provide clear and extensive outreach to residents on the impacts of any changes to oversight of the PBRA program. NAHMA said this responsibility should not be pushed onto owners and agents.

NAHMA also included a list of questions for clarification covering topics including HAP contract opt-out support, long-term renewal processing, rent adjustments and MORs, among others.

Likewise, the industry letter also expressed concerns over the RFPs.

“... We have concerns that this proposal will not result in the successful management of the Section 8 HAP contract administrative process.

“If the administration of Section 8 HAP payments is to be successful, both the public and private sector need to work together. We urge you to further refine the methodology in a manner that takes into consideration both the views of owners and administrators to effectively utilize our limited housing resources,” the industry group letter stated.

The industry letter said the proposal did not fully consider the owners’ perspective and urged HUD to conduct further outreach to the stakeholders. It also expressed concern over the national contractor consolidation.

“While some regional consolidation may make sense, we are very concerned with the proposal to consolidate all contract administration, for renewals and rent adjustments into one entity. Administering 17,000 annual contracts could result in untimely reviews, nega-

tively impacting sound business practices that the private sector needs to successfully provide housing for our residents,” the letter stated.

Finally, the industry letter said bifurcating the national and regional contractor duties would only put more pressure on the assisted housing portfolio.

“Many transactions are complex, bifurcating these resources will impede timely responses, creating a disincentive for owners to participate in the program, at a time when preservation and recapitalization is most needed.

“The nation’s challenge is to reduce the barriers and obstacles that inhibit

Specifically, the comments requested additional clarification concerning utility reimbursements, streamlined certification of fixed income and family declaration of assets under \$5,000.

As for the SAFMR, the industry letter stated, “Our organizations recognize that moving low-income households to areas of opportunity may be a worthwhile objective, and we strongly support the principle of choice in the voucher program, however we do not believe HUD has established that SAFMRs are an effective way to accomplish this. Further, we remain

“While some regional consolidation may make sense, we are very concerned with the proposal to consolidate all contract administration, for renewals and rent adjustments into one entity.”

the preservation and expansion of our assisted housing stock. The proposal as outlined, does not reduce barriers or encourage preservation—it is inefficient,” the letter stated.

NAHMA’s complete comments and the industry letter are available in the HUD Issues section under the Agencies tab at nahma.org.

OTHER COMMENTS TO HUD

In addition to commenting on the HAP contract services RFPs, NAHMA also submitted comments on the Fixing America’s Surface Transportation (FAST) Act implementation and signed onto an industry letter calling for the suspension of Small Area Fair Market Rent (SAFMR) implementation.

Regarding the FAST Act, NAHMA said it “commends HUD’s continued efforts to streamline rules and reduce regulatory burdens. Overall, NAHMA members recommend HUD issue guidance to provide clarifications on vague parts of the FAST Act interim rule.”

concerned that HUD had prematurely sought to apply broader applications of SAFMRs in the absence of empirical evidence of their effectiveness and have strongly urged HUD to discontinue use of the SAFMRs in the absence of an accurate assessment of the demonstration programs.”

The letter went on to state that the organizations have supported HUD’s effort to gather information about the SAFMR demonstration program and have even provided a number of recommendations to improve the evaluation. However, the letter said, “the continued use of a methodology that remains unproven on a large scale in its ability to reach the goal of moving low-income households to areas of opportunity has far-reaching implications for members of the real estate industry and the residents they serve.”

NAHMA’s complete comments on the FAST Act and the industry letter regarding SAFMRs are both available under the Agencies tab at nahma.org. **NN**

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NAHMA Salutes the Standard-Bearers

One hundred eighty NAHMA members and guests gathered Monday, March 5, 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., served as the master of ceremonies.

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.



Back in 1977, **Randy Lenhoff, NAHP-e**, was selling insurance part-time when a real estate company in Lincoln, Neb., offered him a job in real estate management. He had no experience in property management, so naturally, Lenhoff accepted and has been in the field ever since, most of his career with the Seldin Company.

Joining Seldin in 1989, Lenhoff became its president in 1996. He became CEO of World Group Commercial when the company merged with the Seldin Company in 2011. In November 2016, after 27 years of service, Lenhoff retired to devote more time to his family and friends. Lenhoff continues to utilize his nearly 40 years of industry experience to provide mentoring and strategic support to executive leaders within the Seldin organization as a senior advisor on a part-time basis. He is an active member of the Investment Committee and is responsible for developing and managing relationships with leaders in the communities the company serves. Lenhoff was president of the Institute of Real Estate Management Nebraska in 1989 and president of AHMA of Iowa and Nebraska in 1993. He received the Certified Property Manager of the Year award from the IREM Nebraska Chapter in 1990. Lenhoff served as NAHMA vice president from 2003-2006, as well as a board member for NAHMA and the NAHMA Educational Foundation. In 2011, Lenhoff was inducted into the Omaha Commercial Real Estate Hall of Fame for his many contributions to Omaha's commercial industry. Additionally, he was chairman of the West Council of the Greater Omaha Chamber of Commerce and a member of the chamber's board of directors. As a gift upon his retirement in 2016, Seldin and its affiliates renamed one of the streets in Montclair Shopping Center—one of the company's legacy commercial properties—after Lenhoff to thank him for leaving his mark on Omaha.



Jim McGrath, SHCM, NAHP-e, founded PRD Management in 1977 and now as chairman, he oversees the entire organization. McGrath has spent more than 40 years in the real estate industry—planning, consulting for and managing housing programs, projects and properties. Real estate has always been McGrath's passion. He firmly believes

in helping others and has built his career around his commitment to housing. He focuses specifically on developing and managing affordable housing properties. McGrath has received numerous industry awards, including the 2012 Industry Leadership Award from PennDel AHMA for his leadership in founding that chapter, and the 2009 NAHMA President's Award. McGrath is a licensed real estate broker and licensed professional planner in the state of New Jersey and a licensed real estate broker in the commonwealth of Pennsylvania. His professional affiliations include serving as president of NAHMA and co-chair of the New Jersey Housing Task Force of the New Jersey Housing and Mortgage Finance Agency. McGrath was a founding member of the NAHMA Educational Foundation as well as JAHMA and PennDel AHMA. He currently serves on the board of NAHMA, the St. Joseph's Carpenter Society in Camden, N.J., and the Logan Square Civic Association. He and his wife reside in Ft. Lauderdale, Fla., and have two grown children, daughter, Karin, who now runs the family business and management company in New Jersey and son, Patrick, who is the senior managing director, International Desk, for Savills Studley in New York City.



NAHMA PRESIDENT'S AWARD

This elite award is given each year to an individual or organization selected by NAHMA's president for their outstanding leadership within the industry.

While in graduate school in Salt Lake City, **Phil Carroll, SHCM, NAHP-e**, and some

continued on page 18

other students were doing computer modeling of economic development in a rural area and applied to what was then the Farmers Home Administration—now Rural Development—to build some housing. Lo and behold, two years after applying, the permit came through and he became a housing developer. When he began his business, Carroll built houses that were tax shelters for investors. That market started to dry up in the early 1990s, dovetailing with a concern Carroll had about the lack of affordable housing in rural areas. Therefore, in 1994, he created a nonprofit organization, Community Housing Services Inc., dedicated to preserving and developing affordable housing. For the first five years, Carroll worked without pay. Now, CHS provides 1,200 affordable housing units to low-income families and senior citizens throughout Utah. Carroll also became active in his local AHMA, which is now known as Rocky AHMA, where he has held several different board positions since 1989. Additionally, Carroll has held numerous leadership positions with NAHMA including serving as president from 2001-2002, and he is currently one of two voting past president members of the board of directors. Furthermore, from 2009-2016, Carroll served as a board member for the NAHMA Educational Foundation. A California transplant, Carroll and his wife, Carlisle, have lived in the same 1914 bungalow in Salt Lake City since 1987, where he has been active in several civic and community organizations. Their two children, Peter and Lena, both now live in New York with their spouses.

NAHMA INDUSTRY ACHIEVEMENT AWARD

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



Michelle Norris, SHCM, NAHP-e, executive vice president of external affairs and strategic initiatives at National Church Residences, has displayed a tireless commitment to advocacy in support of public policy goals on behalf of the affordable housing industry. Norris has provided leadership in affordable housing through NAHMA over the last 20 years including serving as president in 2007-2008. In 2010, Norris received NAHMA's President's Award. She has been a reliable and effective speaker, panel member and Capitol Hill advocate for affordable housing with NAHMA and for others. Norris currently is active in the NAHMA senior housing committee. Additionally, in the past two years, Norris has worked with NAHMA and other industry groups to promote RAD for PRAC and SEAL, both of which are significant advocacy efforts.

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 56 leads into 40 new members and experienced an 86 percent retention rate. The association planned 60 educational offerings with an attendance of more than

850 students. SAHMA hosted eight state-level trade shows and one regional conference drawing more than 3,690 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 more than 120 people, while its Fair Housing course drew a maximum-

allowed attendance of 57 students. Additionally, the association drew more than 470 attendees to its annual Spring Management Conference. Its annual fundraising golf outing raised more than \$66,000 and provided for scholarship grants in the amount of \$47,000. JAHMA serves all of New Jersey.



Small: PennDel AHMA

PennDel AHMA's annual Fall Management Conference and Expo saw a 15 percent increase in attendance this year. The AHMA maintains a membership retention rate in the high 90s for its regular

and associate members. PennDel's educational offerings' average attendance was 80, with one course sold to room capacity. PennDel AHMA and its members continue to generously support various charities throughout the year, including the collection of 464

pounds of food during its annual food drive held at the fall conference. PennDel serves eastern Pennsylvania and Delaware.

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.



SAHMA

SAHMA has 566 total COQ National Recognition Program participants with 39 being awarded within the past year.

The SAHMA website highlights nine nationally recog-

nized SAHMA member COQ property photos each month. Additionally, the AHMA congratulates new COQ properties on Facebook and Twitter, and welcomes new properties in the biweekly SAHMA Update. Furthermore, 10 SAHMA member companies have received the COQ corporate designation.

SAHMA continues to market the program through social media posts, marketing, and at its state meetings and regional conference.

AHMA INNOVATION AWARD

Given in recognition, by AHMA size, of a new program, service or activity that an AHMA began sometime in late 2016 or in 2017.



Large: SAHMA

SAHMA established the Affordable Housing Advocate Award to honor legislators and industry partners who have demonstrated great leadership, support and commitment to afford-

able housing. The SAHMA board of directors and leadership collaborated to develop an appropriate set of criteria the award nominee must meet to qualify as a potential recipient, including being evaluated on their track record and commitment on behalf of affordable housing. The potential recipients could have introduced or co-sponsored legislation, been part of key committees in support of affordable housing initiatives, or been part of a movement to affect positive changes or new solutions in affordable housing.



Medium: JAHMA

JAHMA, through its educational foundation, partnered with the Electronic Access Foundation (EAF) to make refurbished computers available to any interested JAHMA scholarship recipi-

ent. Sixteen of this year's 21 scholars have taken advantage of the program. This is not a computer-lending program—the students now own the equipment and EAF has promised to repair or replace any malfunctioning computers.

For some recipients this will be the first computer they have ever owned. In addition, EAF has provided computer equipment to at least four apartment computer labs at no cost, allowing them to update or expand the number of computers available.

NAHMA COMMUNITIES OF QUALITY AWARD

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



The award for the most new COQ properties in the past year was presented to **Southern Development Management Company**, headquartered in West Columbia, S.C. **Mansermar Inc.**, headquartered in Duluth, Ga., earned second place. In addition, **Napa Valley Communities Housing** in Napa, Calif., was named honorable mention.

Talking Trends With the Experts

NAHMA'S FEDERAL AFFAIRS ISSUES WINTER MEETING in March drew 180 members who attended educational panels specifically geared toward the affordable housing industry and led by the people who are experts in their fields. One of the standout offerings was the new NAHMA Members Talk Trends and Best Practices panel, which featured three half-hour sessions focused on key topics presented in an interactive format. Additional activities during the three-day affair included the Industry and AHMA Awards (see page 17), Communities of Quality Awards luncheon and a look at the past, present and future of the Fair Housing Act for its 50th anniversary. 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. 21-23, in Washington, D.C.

For more photos, visit the association's Facebook page; search NAHMA. Photos by Larry Falkow



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Westminster Company
WinnResidential

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

Family Self-Sufficiency Becomes a Priority

The Department of Housing and Urban Development's Family Self-Sufficiency program has become a top priority for HUD Secretary Ben Carson and is the subject of bipartisan congressional legislation to expand the program.

In fact, a bill was approved by the full House in January and has been referred to the Senate Committee on Banking, Housing, and Urban Affairs.

The House bill, introduced by Reps. Sean Duffy (R-WI) and Emanuel Cleaver (D-MO), seeks to permanently reauthorize the Family Self-Sufficiency (FSS) Act; combines the Housing Choice Voucher (HCV) and the Public Housing FSS programs; and clarifies FSS eligibility to include families in HUD's Project-Based Rental Assistance (PBRA) program. However, the House-passed version omits the Senate bill's program funding authorization of \$100 million per fiscal year for 2018 through 2022.

WHAT IS THE FSS PROGRAM?

HUD's FSS program was established in 1990 to offer support to HUD-assisted residents in reaching personal financial goals and "graduating" out of both housing and welfare subsidies. Qualifying families enter into five- to seven-year contracts that set out customized goals and community services with the help of a case manager or program coordinator. Under the program, a household's rent remains stable as family earnings increase; the difference in rent resulting from higher income levels is instead diverted into an interest-bearing escrow account. Upon successful completion of the current FSS program, program graduates can use the account funds to access workforce training or unsubsidized housing opportunities, such as a down payment for an

apartment or a car to get to work.

Currently, the FSS program is optional for owners of multifamily assisted housing developments and voluntary for residents.

The structure of the program draws on lessons learned from other HUD efforts to improve the economic independence of low-income renters, such as the key role of financial incentives and the efficiency factor of leveraging existing resources and services in the community.

Carson has made self-sufficiency a key priority for the agency and recently introduced his new initiative EnVision Centers, based on four pillars: Economic Empowerment, Educational Advancement, Health and Wellness, and Character and Leadership.

According to HUD's press release, the EnVision Center concept aims to implement a "holistic approach" to achieving long-lasting self-sufficiency. HUD intends the centers to leverage both public and private resources, co-locate services and streamline administrative services into centralized "hubs" for support. Each pillar proposes a set of three to four goals, such

as increased employment and educational enrollment levels, increased number of annual physicals and pre-natal wellness visits, and increased civic engagement and mentorship.

This momentum has spilled over into HUD's existing self-sufficiency initiatives; chief among these are the FSS program, which was highlighted as a top-line goal under the EnVision Center "economic empowerment" pillar.

LEGISLATIVE SUPPORT

During the past year, Congress has also increased its support for the FSS program with a group of bipartisan lawmakers from the House and Senate sponsoring legislation to expand the program. The original bill, introduced in June 2017 by Sens. Roy Blunt (R-MO), Jack Reed (D-RI), Tim Scott (R-SC) and Bob Menendez (D-NJ), was timed to coincide with the 25th anniversary of the FSS program and the release of new HUD resources for housing providers, including Multifamily Housing.

The Senate legislation, known as the Family Self-Sufficiency Act, streamlines the FSS program while also clarifying PBRA resident access. In addition, the bill broadens services available through FSS to help residents earn various levels of education, training and housing stability.

A near-identical version of the bill—minus the critical funding authorization component—was introduced and unanimously approved by the House Committee on Financial Services in November 2017, followed by passage by a full House floor vote in early 2018.

NAHMA expects the Senate to move its legislation sometime this year. The association will continue to keep members updated on developments in Congress and in the administration with

Update

On March 14, the Senate approved an overhaul of the 2010 Dodd-Frank Act, which enacted banking and financial reforms. The bill (S.2155), which still needs to be reconciled with the House version, includes provisions from the bipartisan Family Self-Sufficiency Act, which would relieve some regulatory burden to administer the FSS program, broaden the support services and clarify access to project-based residents.

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regard to housing and economic independence initiatives.

MODEL FOR SUCCESS

With legislators actively exploring potential for the program's future, methods for measuring success—and respecting limits—take on heightened priority. According to the fiscal year 2018 congressional justifications for the HUD budget, more than 72,000 households are enrolled in FSS programs across the country. In terms of demand, the potential scalability of the program is undeniable. Despite being the largest such program in the U.S.,

current enrollment levels represent only a fraction of the approximately 4.8 million households assisted through public housing, HCV or PBRA, of which 1.6 million are headed by non-disabled, nonelderly individuals.

Because the locally administered FSS programs vary in detail, outcomes

recent and ongoing studies commissioned by HUD have confirmed that FSS program iterations are effective in supporting participants to improve in several key financial categories: workforce participation; earnings and income level; credit score and debt delinquencies; and asset accumulation.

HUD's FSS program was established in 1990 to offer support to HUD-assisted residents in reaching personal financial goals and "graduating" out of both housing and welfare subsidies. Qualifying families enter into five- to seven-year contracts that set out customized goals and community services with the help of a case manager or program coordinator.

are also expected to vary, and comprehensive program graduation rates have proven difficult to measure. However,

In addition, a recent Preservation of Affordable Housing report highlighted the potential for a return on investment to owners, as well as the harder-to-measure outcomes of positive role models for underserved communities.

In 2011, a HUD national study tracking close to 200 HCV participants over a four-year period found that annual earnings increased significantly for the best performing cohort of families (41 families increased their annual earnings from an average of \$19,902 to \$33,390 upon graduation from the program), while another quarter of the families were still enrolled in the program and making progress toward completion. Both cohorts also had positive balances in their escrow accounts at an average range of \$5,300 and \$3,500, respectively. Credit scores and derogatory debt levels also improved significantly within those same cohorts. Adding to these outcomes are interim results from a current study expected to be released this year.

A detailed NAHMA *Analysis*, Housing as a Platform: An Outlook for HUD's Economic Independence Initiatives, can be found in the Members Only section of nahma.org. **NN**

DATA AND RESEARCH THAT SUPPORT AFFORDABLE HOUSING

HUD User is the source for affordable housing research, reports, and data from the U.S. Department of Housing and Urban Development's Office of Policy Development and Research (PD&R). Visit www.huduser.gov to explore the various resources available on HUD User, including Income Limits and Fair Market Rents for assisted housing units.

To find out about the latest affordable housing data and research releases from PD&R, subscribe to receive email updates and check out *The Edge*, PD&R's online magazine.





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NAHMA

Court Reverses SAFMRs Suspension

In January, the Department of Housing and Urban Development (HUD) published guidance on recent changes in Fair Market rent, Payment Standard and Rent Reasonableness requirements in the Housing Choice Voucher Program.

HUD's notice provides guidance on the regulatory provisions implemented under the Small Area Fair Market Rent (SAFMR) Final Rule, which took effect

plete results of the Small Area FMR Demonstration Evaluation.

The notice refers to four categories of PHAs:

- Designated SAFMR PHAs that directly administer HCV assistance for any family that resides in a designated SAFMR area (i.e., a metropolitan area where the use of SAFMRs is required).
- Opt-in SAFMR PHAs that are not required to use SAFMRs in a particu-

HUD expects public housing agencies (PHAs) to complete the SAFMR implementation as expeditiously as possible and no later than April 1, 2018. PHAs are encouraged to contact the local HUD field offices for assistance.

Jan. 17. In November 2016, HUD designated 24 metropolitan areas for mandatory use of the SAFMRs in establishing family payment standards (Fair Market Rents established at the ZIP code-area level). In August 2017, HUD suspended the SAFMR designation for most areas; however, on Dec. 23, 2017, a preliminary injunction was entered at a U.S. District Court to void that suspension.

This means that the mandatory use of SAFMRs is now in effect for all 24 designated SAFMR areas. HUD expects public housing agencies (PHAs) to complete the SAFMR implementation as expeditiously as possible and no later than April 1, 2018. PHAs are encouraged to contact the local HUD field offices for assistance.

In addition to affecting how FMRs are calculated in certain designated metro areas, the final rule makes changes to payment standard and rent reasonableness requirements that apply to all public housing agencies administering the HCV program, regardless of SAFMR designation and adoption. HUD will likely amend and extend this guidance once it has received the com-

plete results of the Small Area FMR Demonstration Evaluation.

lar area within their jurisdiction but choose voluntarily to do so.

■ Non-SAFMR PHAs that are not required to use SAFMRs and choose not to do so.

■ PHAs with an HCV program, regardless of SAFMR status.

The final rule eliminates the regulations that had governed the establishment of FMRs using 50th percentile rents and establishes requirements for the transition of 50th percentile FMR areas. A PHA that is operating in a metropolitan area in which 50th percentile FMRs are effective, and for which the three-year period has not expired prior to Jan. 17, 2017, will, for the purposes of the HCV program, transition out of the use of 50th percentile FMRs.

HUD issued this guidance so PHAs can understand their options. Additionally, HUD has established a set of Frequently Asked Questions (FAQ) specific to SAFMRs. The FAQs and the guidance can be found at nahma.org under the Agencies section. Questions may be sent to SAFMRs@hud.gov. **NN**

Fifty Years Of Fair Housing

BY JENNIFER JONES

In April, the Fair Housing Act celebrates its golden anniversary. NAHMA marked this milestone at its annual March meeting with a special panel, Celebration of the Fair Housing Act: An Industry Perspective on Its 50th Anniversary, led by members Gwen Volk of Gwen Volk Infocus Inc., Heather Staggs of S.T.A.R. Momentum Compliance Consulting Inc., and Debbie Piltch of Maloney Properties Inc. In addition, NAHMA presented representatives from the Department of Housing and Urban Development (HUD) and Department of Agriculture Rural Development with plaques commemorating the agencies' 50 years of leadership in implementing the act.

A BRIEF HISTORY

The Civil Rights Act of 1968 was signed by President Lyndon Johnson on April 11, 1968, as a follow up to the Civil Rights Act signed four years prior. A section of the 1968 act, title VIII, which is known as the Fair Housing Act (FHA), prohibited discrimination concerning the sale, rental and financing of housing based on race, color, religion, sex or national origin. It was later amended in 1988 to include disability and familial status.

Even though the FHA is traditionally considered half a century old, according to Volk, the Civil Rights Act of 1866 granted citizenship to former slaves born in the United States and allowed them to buy, sell and own property, making it the first Fair Housing Act; however, it lacked enforcement provisions.

"The assassination of the Rev. Dr. Martin Luther King Jr. in 1968 is credited with the passage of the Fair Housing Act," Volk said during a session on the history of the act presented at the

NAHMA March meeting. "LBJ had tried to get it passed since 1966, but after the unrest from the assassination he forced Congress to pass it."

According to HUD, the power to appoint the first officials administering the Fair Housing Act fell to Johnson's successor, President Richard Nixon.

"President Nixon tapped then governor

"The assassination of the Rev. Dr. Martin Luther King Jr. in 1968 is credited with the passage of the Fair Housing Act. LBJ had tried to get it passed since 1966, but after the unrest from the assassination he forced Congress to pass it."

of Michigan, George Romney, for the post of secretary of Housing and Urban Development. While serving as governor, Secretary Romney had successfully campaigned for ratification of a state constitutional provision that prohibited discrimination in housing. President Nixon also appointed Samuel Simmons as the first Assistant Secretary for Equal Housing Opportunity," according to HUD.

And while disability and familial status were added as protected classes in 1988, there were previous attempts to advocate on behalf of these protected classes.

Volk said that during President Franklin D. Roosevelt's time in office, several modifications to public spaces were created, but were reversed after he left office. Roosevelt was paralyzed at the age of 39, prior to becoming president, from what was thought to be polio, and he used a wheelchair. Additionally, returning World War II veterans brought attention to the need for adaptations due to disabilities resulting from war injuries.

"Sen. Hubert Humphrey tried unsuccessfully to add disability to the Civil Rights Act," Volk said. "The Rehabilitation Act included Section 504, which provided civil rights to people with dis-

abilities, was enacted in 1973, but it was not enforced."

Likewise, the Equal Rights Amendment, which gave equal protections to women, was introduced in Congress each year since 1923, but failed to gain support until it passed in 1972, said Volk. Even then, it wasn't ratified by enough states by the 1979 deadline.

CURRENT TRENDS

Staggs said that in 2017 HUD investigated 1,485 complaints for violations of the FHA, and of those the agency found "no cause" in 560 cases.

Piltch said the top three areas of FHA complaints filed are in the area of disabilities, race and familial status.

"A majority of complaints are in the area of disabilities, especially failure of new construction to follow the access guidelines," she said. "Another top issue is reasonable accommodations."

Piltch also said trends in FHA enforcement include screening processes for disparate impact and harassment.

"Harassment is one of the hottest areas of enforcement on the horizon. It's not only owner-to-resident harassment, but also resident-to-resident harassment," Piltch said.

Piltch said if management does not act on incidents of resident-to-resident harassment, they can be held accountable for an FHA violation.

Some other trends will be complaints for violations of the Violence Against Women Act, and failure to meet limited English proficiency requirements. **NN**

Jennifer Jones is manager of communications and public relations for NAHMA.

Only a Few Weeks Left to Submit Scholarship Application

The NAHMA Educational Foundation 2018 scholarship application, which was released in early February, will be accepted until 10 p.m. EDT on Friday, May 25. The application is available at nahma.communityforce.com and must be filed online.

There are no changes to the application format this year and the requirements for a completed application 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. All necessary forms are within the software, no hard copies of forms are needed. Only completed applications will be considered.

“The foundation is again looking forward to another record-setting year in the number of scholarships awarded, the total amount of funding distrib-

Crane, NAHMA Educational Foundation chairperson, said.

With a history spanning more than a decade, this scholarship is an opportunity for worthy student residents residing at AHMA-affiliated multifamily communities across the country to apply for funding to assist them with their 2018-2019 tuition

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

uted and expanding the number of states where recipients reside. We have received excellent feedback regarding the amount of our scholarships and remain committed to distributing \$2,500 to each recipient,” Melissa Fish-

costs. Residents must be matriculated students at a community 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.

The foundation is making available an application orientation webinar, which is approximately 40 minutes in length, to anyone interested. A recording of the webinar can be accessed on the NAHMA Educational Foundation webpage at <https://www.nahma.org/about/educational-foundation/>. The webinar was designed to provide a walk-through of the application process and components, and could prove insightful to any applicant and/or individual 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@tmo.com. With just over a month remaining in the application window, there is still time for residents to complete an application, so be sure to announce the program to your residents today! **NN**

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REGULATORY WRAP-UP

HUD NEWS

THE OFFICE OF MULTIFAMILY HOUSING

Programs released an updated Resident Rights and Responsibilities brochure March 8. It is available to download and print at https://www.hud.gov/sites/dfiles/Housing/documents/resident_rights_brochure_8.pdf. The document provides a summary of key resident rights and responsibilities for residents living in multifamily assisted housing along with resources and contact information for residents needing assistance. Owners must provide applicants and residents with a copy of the Resident Rights and Responsibilities brochure at move-in and annually at recertification.

ON MARCH 12, HUD'S INTERIM FINAL

RULE AMENDING the regulatory language for Office of Public and Indian Housing and Multifamily Housing rental assistance programs went into effect. The rule was originally published in the *Federal Register* Dec. 12, 2017. The rule aligns the current regulatory flexibilities with those provided in the Fixing America's Surface Transportation (FAST) Act. In addition, it extends two of the administrative streamlining changes that were adopted in 2016 for the Housing Choice Voucher and Public Housing programs to Multifamily programs. The rule can be found at <https://www.gpo.gov/fdsys/pkg/FR-2017-12-12/pdf/2017-26697.pdf>. A Frequently Asked Questions file is available on HUD.gov. Project owners are encouraged to submit any questions to their assigned Contract Administrator or local HUD office.

THE OFFICE OF MULTIFAMILY HOUSING AND THE OFFICE OF PUBLIC AND INDIAN HOUSING

published a joint Tenant Protection Voucher (TPV) Set-Aside Notice explaining the eligibility and application requirements for TPV set-aside funding as well as how applications will be processed. The 2017 Consolidated Appropriations Act enacted May 5, 2017, provides that up to \$5

million of the \$110 million appropriated for TPVs may be made available for certain at-risk households in low-vacancy areas. The purpose of the vouchers is to protect the residents of certain properties with expiring affordability restrictions. An owner is eligible to request assistance under this notice in the form of either an enhanced voucher or project-based voucher (PBV) assistance. To read the notice, visit <https://www.hud.gov/sites/dfiles/OCHCO/documents/18-01hsgn.pdf>.

THE UPDATED MEDIAN GROSS RENTS

BY ZIP CODE are available on the Section 8 Renewal Policy Site on hud.gov. Median Gross Rents are used to determine when HUD will procure a third-party rent comparability study (RCS) in conjunction with Section 8 Project-Based Rental Assistance (PBRA) rent setting. The new median gross rents became effective for any RCS signed by the owner's appraiser on or after Feb. 11.

THE TENANT RENTAL ASSISTANCE Certification System (TRACS) Release 2.0.3.A four-month implementation schedule that was to begin in February has been rescheduled to the fall of 2018. Multifamily Housing (MFH) will publish a final four-month implementation schedule once it has been finalized.

NAHMA PUBLISHED A NEW NAHMANALYSIS TITLED "HOUSING AS A PLATFORM:

An Outlook for HUD's Economic Independence Initiatives" in February, which is available at in the Members Only section of nahma.org. The *NAHMANalysis* examines recent developments with regard to HUD's primary economic independence initiatives targeting low-income families.

USDA NEWS

IN FEBRUARY, THE USDA PUBLISHED A

REQUEST FOR PROPOSALS: Multi-Family Housing Transfer and Prepayment Technical Assistance Grants. The grants authorized under this notice are for the purpose of faci-

tating the transfer and preservation of existing Section 515 Rural Rental Housing properties with maturing mortgages. In 2017, Congress appropriated \$1 million to provide grants to qualified nonprofit organizations and public housing authorities to provide financial and legal technical assistance to MFH loan applicants to facilitate the acquisition of Rural Housing Service (RHS) Section 515 properties with maturing mortgages, in areas at risk of losing affordable housing. Work performed under these grants is expected to result in the preservation and continued availability of decent, safe and sanitary housing.

LIHTC NEWS

THE IRS ISSUED REVENUE RULING 2018-

06, which provides various prescribed rates for federal income tax purposes, including applicable federal interest rates, adjusted applicable federal interest rates and adjusted long-term and tax-exempt rates for March 2018. To view the revenue ruling from the IRS, visit <https://www.nahma.org/wp-content/uploads/2014/04/Revenue-Ruling-2018-06-AFR-March-18.pdf>.

FANNIE MAE ANNOUNCED IN FEBRUARY

THAT IT HAS CLOSED on a \$100 million Low-Income Housing Tax Credit (LIHTC) fund as part of an ongoing effort to provide a reliable source of capital for affordable housing and underserved markets. The fund will focus on funding for rehabilitation and construction in Hurricane Harvey impacted markets, as well as rural markets and Native American housing. The fund, which is expected to make its first investment in the first quarter of 2018, will also work to incorporate resiliency features into properties that are situated in markets subject to flood and storm activity. The announcement follows the Federal Housing Finance Agency's recent approval of Fannie Mae's re-entry into the LIHTC market as an equity investor. For more information about Fannie Mae's LIHTC program, visit <https://www.fanniemae.com/multifamily/low-income-housing-tax-credit>. **NN**

MAY

2

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

3

AHMA-NCH Reverse Trade Show
Oakland, CA
AHMA-NCH
510-452-2462
http://ahma-nch.org

8

Kitchen & Laundry Appliance Repair
Sacramento, CA
AHMA-NCH
510-452-2462
http://ahma-nch.org

Add-On Courses at North Carolina State Meeting
Greensboro, NC
SAHMA
800-745-4088
www.sahma.org

9

TRACS 201
Massachusetts
NEAHMA
781-380-4344
www.neahma.org

2018 North Carolina State Meeting for Affordable Housing
Greensboro, NC
SAHMA
800-745-4088
www.sahma.org

10

Connecticut Agency Breakfast Meeting
Connecticut
NEAHMA
781-380-4344
www.neahma.org

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

10

Basic Electrical Class (a.m.)
Oakland, CA
AHMA-NCH
510-452-2462
http://ahma-nch.org

Basic Plumbing Class (p.m.)
Oakland, CA
AHMA-NCH
510-452-2462
http://ahma-nch.org

Fair Housing Course
Maine
NEAHMA
781-380-4344
www.neahma.org

14-16

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

15

Tuesday Tail Talk for Maintenance Techs, Managers and Resident Services Coordinators
La Grande, 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

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

16

One-Day Extensive Maintenance Training
Massachusetts
NEAHMA
781-380-4344
www.neahma.org

16

Bullying Among Seniors: Out of the Playground and into Senior Living Communities
Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org

MOR Top 5 Findings Series: Tenant Selection Plan
Webinar
SAHMA
800-745-4088
www.sahma.org

16-17

Tax Credit Training and SHCM Exam
Pittsburgh, PA
PAHMA
412-445-8357
www.pahma.org

2018 Alabama State Meeting for Affordable Housing
Birmingham, AL
SAHMA
800-745-4088
www.sahma.org

17

Thursday Tail Talk for Maintenance Techs, Managers and Resident Services Coordinators
Grants Pass, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

18-20

Certified Professional of Occupancy (CPO)
Denver, CO
Rocky AHMA
303-840-9803
www.rockyahma.org

20-22

LA 41st Seminar
California
AHMA-PSW
866-698-2462
www.ahma-psw.org

22

EIV 101
Maine
NEAHMA
781-380-4344
www.neahma.org

Add-On Courses at Tennessee State Meeting
Murfreesboro, TN
SAHMA
800-745-4088
www.sahma.org

23-24

Tennessee State Meeting for Affordable Housing
Murfreesboro, TN
SAHMA
800-745-4088
www.sahma.org

24

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

Blended Program Challenges
Webinar
Rocky AHMA
303-840-9803
www.rockyahma.org

LEP/LAP Training
Honolulu, HI
AHMA-NCH
510-452-2462
http://ahma-nch.org

25

MOR Training
Honolulu, HI
AHMA-NCH
510-452-2462
http://ahma-nch.org

30

Pet vs. Assistive Animal
Webinar
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/>.

JUNE

TBD

Maintenance Training

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

5-7

Tax Credit Compliance Course with Exam Option

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

6

Massachusetts Agency Breakfast

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

7

Fair Housing Course (FHC)

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

12-14

Certified Professional of Occupancy (CPO)

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

13-15

Annual Oregon Affordable Housing Conference

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

14

Connecticut Quarterly Meeting

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

19

Basic LIHTC Compliance

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

20

MOR Top 5 Findings Series: Resolving EIV Discrepancies

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

21

EIV 201

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

26

Basic LIHTC Compliance

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

26-27

Tax Credit Training and SHCM Exam

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

27-29

CPO

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

JULY

TBD

Maintenance Training

NEAHMA
781-380-4344
www.neahma.org

11

MOR Top 5 Findings Series: Application Process

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

11

Intermediate LIHTC Compliance

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

12

Kids Day

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

Maintenance

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

17

REAC

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

Intermediate LIHTC Compliance

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

18

Appliance Troubleshooting

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

Free RD Workshop for Owners, Agents and Upper Management Staff

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

19

EIV 101

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

19

Income & Assets Verification & Calculation

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

20

Medical Expenses & Calculations

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

Tax Credit Compliance & Common Error

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

25

Management of Section 8 Properties

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

26

Income & Assets Verification & Calculation

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

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NAHMA Presents Key People Skills for Property Management Staffers: Managing Teams

Webinar
Register through your local AHMA
<https://www.nahma.org/membership/ahma-directory/>

AUGUST

2

EIV 201

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

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AUGUST

- 6**
TRACS
Long Beach, CA
AHMA-PSW
866-698-2462
www.ahma-psw.org
- 7**
REAC
Maine
NEAHMA
781-380-4344
www.neahma.org
- 8**
Maintenance Training
TBD
NEAHMA
781-380-4344
www.neahma.org
- 9**
Maintenance Training
TBD
NEAHMA
781-380-4344
www.neahma.org
- 10**
Special Claims
Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org
- 14**
Conquering Compliance with Multiple Housing Programs
Salem, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com
- 15**
Fair Housing for Managers
Riverside, CA
AHMA-PSW
866-698-2462
www.ahma-psw.org
- Fair Housing for Maintenance**
Riverside, CA
AHMA-PSW
866-698-2462
www.ahma-psw.org

- 16**
Conquering Compliance with Multiple Housing Programs
Lincoln City, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com
- 17**
Managing a Wait List
Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org
- What Are Assets?**
Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org
- 20**
Nevada 8th Seminar
Las Vegas, NV
AHMA-PSW
866-698-2462
www.ahma-psw.org
- 21**
Half-Day Fair Housing for VA DPOR Certification
Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org
- Preparing for Physical Inspections**
Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org
- 22**
HOME Workshop
Grant Pass, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com
- 23**
Advanced LIHTC Compliance
Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org

SEPTEMBER

- 7**
Self-Auditing HUD Files
Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org
- 11**
EIV 101
Connecticut
NEAHMA
781-380-4344
www.neahma.org
- HOME Workshop**
Grant Pass, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com
- Basic LIHTC Compliance**
Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org
- 12**
Basic Tax Credit
Connecticut
NEAHMA
781-380-4344
www.neahma.org
- 13**
Reasonable Accommodations
Rhode Island
NEAHMA
781-380-4344
www.neahma.org
- Half-Day File Management & Documentation for LIHTC Projects**
Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org
- Half-Day Interviewing Skills**
Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org
- 13**
Finance
California
AHMA-PSW
866-698-2462
www.ahma-psw.org
- 14**
Massachusetts Quarterly Meeting
Massachusetts
NEAHMA
781-380-4344
www.neahma.org
- 19**
MOR/EIV/Wait List Focus Class for HUD Managers
Grant Pass, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com
- Income & Assets Compliance**
Glen Allen, VA
Mid-Atlantic AHMA
804-673-4128
www.mid-atlantichama.org
- 20**
EIV 201
Connecticut
NEAHMA
781-380-4344
www.neahma.org
- 25**
Self-Auditing Tax Credit Files
Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org
- 26**
Wednesday Workshop
Salem, OR
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com
- Basic Occupancy**
Inglewood, CA
AHMA-PSW
866-698-2462
www.ahma-psw.org

Bringing Positivity to the People Business

ANTHONY SANDOVAL WATCHES his great-niece and great-nephew, ages 4 and 6, every Friday. He views it as his escape. They go for bike rides in the park, bake, do arts and crafts or hang out at the beach. And while Sandoval looks at these times as a break from his responsibilities as president and CEO of WSH Management, headquartered in Irvine, Calif., he still takes his responsibilities as uncle seriously.

"I never had children of my own, but I always have my nieces and nephews," he

a good fit for this business."

Sandoval's approach since becoming an owner at WSH Management two years ago is an inverted triangle model. He helps define the company's culture so that it runs more like a family business where residents have access to everyone, including himself.

"We focus on EQ [emotional quotient] as much as IQ [intelligence quotient] because we are dealing with people. We



going on with the organization and then getting them more involved. The association is in the process of updating its website to be more user-friendly and streamlined, such as making it easier for people to register for events with as few clicks

as possible.

The association is also working on keeping members updated on regulatory and legislative issues on the state and on the national fronts. "We're creating Cliffs Notes of regulations in layman's terms," he said.

Once his term is up as president in 2019, as past president he becomes the president of the AHMA's educational foundation and will serve from 2020-2021. **NN**

Jennifer Jones is manager of communications and public relations for NAHMA.

"I'm goal-oriented and even if they don't see themselves as goal-oriented, I ask them, what do they want out of this career other than a paycheck? It's not about the money, because this is not the industry where lots of money is to be made."

said. "It is important to see them growing up independent and self-confident."

He got his outlook from his grandmother, who lived with his family when they were growing up.

"She always told us we could do whatever we wanted to do. It was a very positive family," he said.

Sandoval carries that philosophy over into his work ethic as well, where one of his goals is to help his employees succeed.

"I like to be a facilitator and help people achieve their goals," he said. "I'm goal-oriented and even if they don't see themselves as goal-oriented, I ask them, what do they want out of this career other than a paycheck? It's not about the money, because this is not the industry where lot of money is to be made, there has to be a more people focused purpose or goal that drives one in this industry. If I don't hear that, then they probably aren't

treat people individually," he said. "Even though we are a small company, we spend a lot on education. We never wanted to be the biggest; we want to be the best."

WSH Management has 38 properties with just over 3,000 units, mostly in Southern California. Sandoval has been with the company for 18 years. Prior to that, he worked in the assisted living field. Besides earning his NAHP-e, Sandoval holds the designations of Certified Active Adult Specialist in Housing and Certified Aging in Place Specialist. He has a master of business administration from Pepperdine University and earned his bachelor's degree from California State University at Fullerton.

Sandoval is also president of AHMA-PSW, where he is focused on revitalizing the association.

He said the AHMA is working on making members aware of what is

Welcome New Members

NAHMA welcomes the following new members as of March 16, 2018.

EXECUTIVE

Jeff Kohler, Mercy Housing, Denver, Colo.

Diane Smith, CSI Support & Development Services, Warren, Mich.

AFFILIATE

Lucie Du, Du & Associates, Inc., Bethesda, Md.

Ken Merrifield, HAI Group, Cheshire, Conn.

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

the last word

Be an Affordable Housing Advocate



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 accurate.

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 daunting cuts facing housing programs, providing the personal perspectives have never been more important.

That is where our members come in.

Thank you to all who took time after the winter meeting 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, not just at budget time when the message can be drowned out. I'm excited that there were approximately 43 Congressional visits this time. We hope to make just as many, if not more, in October to close out the annual fall meeting.

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. And don't forget that the NAHMA staff is available to help you plan Congressional visits.

Grassroots advocacy does not have to take place on the Hill. NAHMA 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 who monitor the pulse of their district and who have the lawmaker's ear.

It is important for NAHMA 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. So take advantage of the grassroots advocacy tools NAHMA provides and lend your voice to the cause of advocating for multifamily affordable housing. **NN**

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