

# NAHMANews™

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

## NAHMA Names Top Communities of Quality for 2018

*Alexandria, Va., Jan. 10, 2019* – The National Affordable Housing Management Association (NAHMA) announces four communities were selected as the 2018 winners of its annual [Communities of Quality® \(COQ\) Awards](#) program. Since 1992, these awards have honored the best multifamily affordable housing communities across the country.

Entrants are judged on how they manage the physical, financial and social conditions of their properties, and on how well they convey their success in offering the highest quality of life for their residents.

The 2018 COQ Awards will be presented at NAHMA's Biannual Top Issues in Affordable Housing winter conference, March 3-5, in Washington, D.C. For details on the NAHMA meeting, visit <https://www.nahma.org/meetings/>.

“There is no other award that focuses so comprehensively on the everyday life and management expertise of affordable housing properties,” NAHMA Executive Director Kris Cook, CAE, said.

NAHMA's 2018 COQ Awards program is jointly sponsored by HD Supply Multifamily Solutions, a leading supplier of maintenance and renovation products to the multihousing industry, and Navigate Affordable Housing Partners, a leading provider of consulting and development services to public housing authorities and HUD's Section 8 PBCA for Alabama, Mississippi, Virginia and Connecticut.

NAHMA congratulates the winners. For a more detailed description of each property, visit the [COQ Awards Program](#) webpage at [www.nahma.org](http://www.nahma.org).

### **Exemplary Family Development**

Mandela Homes

Boston, Mass.

Owner: Mandela Preservation LLC

Management: Beacon Residential Management

AHMA: NEAHMA

Mandela Homes is a 276-unit affordable apartment community located in the heart of Boston's Lower Roxbury neighborhood. Of the 1,037 residents at Mandela Homes, 8 percent of the population is 55-plus and 16 percent are considered disabled. Most of the residents at the community have very low household incomes. And, many of the residents have been living there for more than 30 years. Some have experienced violence due to local gang issues and neighborhood drug activity. Some have had their own challenges with substance abuse issues, poverty and family dysfunction. Helping residents to gain and maintain stability, the property management team includes resident service coordinators who offer a variety of programming to improve resident quality of life and self-sufficiency. The coordinators provide residents with direct support to access health care and mental health services, connect

residents to community resources, and coordinate educational programs and wellness activities to address issues and improve resident quality of life through a combination of on-site recreational and educational programming for all age groups, as well as referrals to community-based agencies.

### **Exemplary Development for the Elderly**

Saint Matthew Manor

Philadelphia, Penn.

Owner: Saint Matthew Housing Development Inc.

Management Company: Community Realty Management

AHMA: PennDel

Saint Matthew Manor is an affordable senior housing community with 58 units, with seven that are for people with disabilities. Built in the 1990s, and located in the Haddington section of West Philadelphia, the community offers maintenance-free living with engaging social programs. The community has a sizeable list of activities to improve, educate, communicate and embrace the quality of life while increasing a sense of belonging. Programs vary from health-related workshops and initiatives, including flu shots, aging with dignity seminars and health screenings, and well as social and civic activities ranging from an annual resident appreciation barbecue, food sharing program and charity walks, among others. On an ongoing basis, the service coordinator schedules programs according to the needs of the community's seniors. Saint Matthew's staff expects everyone who resides there to feel comfortable, happy and secure as much as possible with all their requests satisfied as they age with dignity at home.

### **Exemplary Development for Residents with Special Needs**

Marlkress Commons

Cherry Hill, N.J.

Owner: New Jersey Affordable Housing Preservation

Management Company: PRD Management Inc.

AHMA: JAHMA

Developed in 1994, Marlkress Commons is sponsored by New Jersey Affordable Housing Preservation, as one of four "barrier-free" Section 202/811 properties it oversees in the state. It was the second building in South Jersey to serve this special population. It is a two-story, low-rise 24-unit facility that offers residents a feeling of independence that they cannot experience in a traditional apartment building where their daily needs are not well understood. Home to both elderly residents and residents with disabilities, the building is meticulously maintained, updated and looks as hospitable as it did the day it opened. As designed, the federally subsidized housing complex features many distinctive amenities to help those with limited mobility live an independent lifestyle. The staff takes special care to be sure that the building meets residents' needs. Marlkress Commons offers amenities that have a direct effect on residents' quality of life and helps to instill a great sense of pride in their home.

### **Outstanding Turnaround of a Troubled Property**

Atlantic Apartment Homes

Washington, D.C.

Owner: WinnCompanies

Management Company: WinnResidential

AHMA: Mid-Atlantic AHMA

Atlantic Apartment Homes is a Section 8 multifamily community, formerly known as two separate communities: Atlantic Gardens and Atlantic Terrace that occupy eight acres along Third and Fourth streets in Ward 8, one of the poorest and most crime-ridden sections of Washington, D.C. Atlantic Gardens, built in 1948, features 105 apartments within five three-story garden-style buildings. Atlantic Terrace, built in 1964, is comprised of 195 units in six three- to four-story garden-style buildings. In 2017, WinnCompanies completed a \$69 million rehabilitation that completely modernized both communities, preserving a total of 303 units as critically needed Project-Based Section 8 housing and expanding programs and services geared toward community building and family support. The development team not only addressed the physical and financial aspects of the properties, but it also improved the lifestyles of residents who call the Atlantics home. The staff and community partners are trained in housing stabilization best practices for customer service, resource referrals, housekeeping coaching, eviction mediation, conflict resolution, benefits enrollment and many more areas to ensure residents are stably housed and the Atlantic Apartment Homes can be a platform for opportunity.

#### **About NAHMA**

NAHMA is the leading voice for affordable housing management, advocating on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing. NAHMA supports legislative and regulatory policy that promotes the development and preservation of decent and safe affordable housing, is a vital resource for technical education and information and fosters strategic relations between government and industry. NAHMA's membership represents 75 percent of the affordable housing industry, and includes its most distinguished multifamily owners and management companies. Visit [www.nahma.org](http://www.nahma.org) for more information.

#### **About HD Supply Multifamily Solutions**

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

#### **About Navigate Affordable Housing Partners**

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

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