

NAHP Update

Help Residents Achieve Their Educational Dreams

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The National Affordable Housing Management Association (NAHMA) has two initiatives geared toward helping affordable housing residents achieve their educational goals and needs your help promoting them to your residents.

The NAHMA Educational Foundation scholarship provides up to \$2,500 for selected recipients to help with costs associated with attending an accredited college or trade school. The online application is available on the NAHMA website, <https://www.nahma.org/about/educational-foundation/>, and is due May 15. A promotional flyer to share with residents is also available on the foundation's webpage.

Additionally, NAHMA's annual AHMA Drug-Free Kids poster and art contest provides national winners with an educational scholarship. Contest entries are initially sent to the local AHMAs with finalists forwarded to NAHMA to compete in the national contest. Please check with your local association for their deadline and



Former scholarship recipient Juxhin "Eugene" Xhuxha.

PHOTO BY LARRY FALKOW

entry rules. To determine your local AHMA, visit the AHMA Directory, <https://www.nahma.org/membership/ahma-directory/>.

HELPING HAND WITH EDUCATION

The NAHMA Educational Foundation has released the 2019 online scholarship application, which is due May 15

at 10 p.m. Eastern. Applicants can access the application by going to <https://nahma.communityforce.com> or by visiting the NAHMA website at www.nahma.org and clicking on the Educational Foundation link. It is a digital application and must be filed online.

Eligibility for the program requires that an applicant be a resident in good stand-



NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION (NAHMA)—Protecting the Interests of Affordable Housing Property Managers and Owners

Welcome New Certificants!

NAHP

- » Cher Cha
WinnResidential
Brentwood, CA
- » Susan Ramos
First Realty Management
Providence, RI

NAHP-e

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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.

For more information, go to www.nahma.org and click on Education.

HELP RESIDENTS ACHIEVE THEIR EDUCATIONAL DREAMS, *continued from page 1*



ing at an AHMA-affiliated apartment community and be either a high school senior with a minimum grade point average of 2.5, a general equivalency diploma holder or a matriculated student with a minimum grade point average of 2.3 at an accredited college or trade/technical school.

One change to the eligibility requirement this year is that the foundation will no longer accept applications from students in graduate-level programs. The required application components include an application form, two references, an essay and a certification of residency in good standing form. Additionally, a grade transcript showing grades through the fall 2018 semester is also necessary and is the only component submitted to the foundation via U.S. mail. All necessary forms are provided within the web-based system, hence, no hard copies are needed.

Last year, the foundation awarded 64 scholarships worth a total of \$160,000 to worthy

student residents.

"The foundation is excited about the release of the 2019 application and is looking forward to continuing the outstanding legacy and tradition of awarding scholarships to residents. In our continuing attempt to make impactful awards the scholarships will again each be worth \$2,500 in 2019. We are so appreciative of the steadfast and unwavering support of our donors and sponsors that make this outstanding program possible. Please encourage your eligible residents to take advantage of this fine program," NAHMA Educational Foundation Chairperson Alice Fletcher said.

Please publicize the scholarship program and the availability of the application to your residents and encourage them to apply today. The NAHMA Scholarship Program has established a long and proud tradition of providing financial assistance to student residents. Help us assist your student residents in 2019.

2019 NAHMA Drug-Free Kids poster contest winner Ani Keshishyan (left) with Melissa Fish-Crane, former foundation chair.

PHOTO BY LARRY FALKOW

SHOW OFF RESIDENTS' TALENTS

NAHMA has kicked off its annual AHMA Drug-Free Kids art/calendar contest. It anticipates that more than 5,000 children, elderly and residents with special needs nationwide will be participating in the calendar art contest this year.

A subtheme has been added to reinforce a more positive use of time and to encourage a broader range of submissions. The underlying message for the contest will continue to have a drug-free theme but the association also wanted to open the door for more avenues of expression. The subtheme for the 2019 contest is Sharing Our Stories: Learning from Others Young and Old.

Entries must be submitted to your local AHMA. The winners of the local contests are then forwarded to NAHMA for the national

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competition. Please check with your local AHMA for deadlines and contest rules.

The contest is open to children who live in a family community of a NAHMA and/or a local AHMA member company; residents who are 55 years or older who live in a community of a NAHMA and/or a local AHMA member company; and residents who live in a permanent supportive housing community or Section 811 community of a NAHMA and/or a local AHMA member company.

Local AHMAs will select up to three winning posters, photographs, websites, computer art or other media—such as tile, macramé, needlework etc.—which must be submitted as a photograph, from each category (i.e., elderly, special needs and

children, elderly and residents with special needs. One special entry will be selected as the grand prizewinner, which will appear on the cover. Only children are eligible to become the grand prizewinners.

The national contest entries are judged on the artist's ability to create a submission with the Sharing Our Stories: Learning from Others, Young and Old contest subtheme.

Specifically judges consider:

- Interpretation of the Sharing Our Stories: Learning from Others, Young and Old
- Originality of the submission.
- Quality: Is the art submission appealing to the eye?
- Overall Artistic Ability: Does the art submission show some degree of creativity and skill for its age group? Will the submission be able to be

characters, proper names of individuals, product brand names or the name of the development or AHMA.

Children, elderly and residents with special needs in communities from across the nation who participate in the annual art contests held by regional and state AHMAs are eligible to be selected as Regional AHMA art contest Honorable Mentions and will have their artwork featured nationally in a special section of the NAHMA 2020 Drug-Free Kids Calendar. These participants are in addition to those that will be selected as national winners.

The winners of each local AHMA's contest receive various prizes from the AHMA.

All winners of the national contest receive educational scholarships in the form of a

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NAHMA Educational Foundation Chairperson Alice Fletcher said.

each children's grade level).

There are five grade categories for children based on the grade level the contestants have completed by June 2019: kindergarten-first grade; second-third grade; fourth-sixth grade; seventh-ninth grade; and 10th-12th grade.

All AHMA winning submissions are forwarded to NAHMA where a distinguished panel of judges will select the 13 winning entries that will appear inside the pages of the 2020 calendar, including submissions from

reproduced with reasonable quality and clarity?

Posters must be done on poster board (or heavy art paper) measuring 22 inches x 28 inches. Any media may be used for the posters, including paints, crayons, color pencils, chalk and collage, but contestants are advised to ensure that the media selected results in a flat surface, and can be adequately protected against damage.

Not allowed on any poster or other forms of art that displays trademarked cartoon

check awarded by the NAHMA Educational Foundation. The grand prizewinner receives \$2,500, national winners receive \$1,000 and honorable mentions receive \$100. All national winners also appear in the 2020 NAHMA calendar with a short artist bio and photo.

Additionally, the national contest's grand prizewinner, whose art will appear on the cover of the calendar, receives a trip to Washington, D.C., where he or she will be honored at the NAHMA Fall Meeting Oct. 27-29, 2019. **NU**



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 **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.



Nominate Your Community For the Vanguard Awards

The deadline for nominating a property for one of NAHMA's 2019 Affordable Housing Vanguard Awards is June 7. The application can be downloaded from the Vanguard Award webpage, www.nahma.org/awards-contests/vanguard-award.

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



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THE VANGUARD AWARD CATEGORIES

Categories include:

■ New Construction, two subcategories: more than 100

2018 Vanguard Award winner
Duck Mill.

ing communities that are less than 3 years old—as of June 7, 2019—may apply, based on date of completion of new construction or completion of major rehab. Please note: A management company may submit only one entry for each category.

WHERE AND WHEN TO APPLY

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

THE AWARDS CEREMONY

Winners of the Affordable Housing Vanguard Awards will be recognized at an awards ceremony at the NAHMA fall meeting in Washington, D.C., Oct. 27-29. **NU**

“THE VANGUARD AWARD WAS CREATED to honor communities that are too new to meet the qualifications for the COQ program. As the properties mature, they will become eligible—and will be encouraged—to enter NAHMA’s COQ National Recognition Program,” said Kris Cook, CAE, executive director of NAHMA.

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

“The Vanguard Award complements NAHMA’s

residents, the experience and training of personnel, and other criteria,” said Kris Cook, CAE, executive director of NAHMA. “The Vanguard Award was created to honor communities that are too new to meet the qualifications for the COQ program. As the properties mature, they will become eligible—and will be encouraged—to enter NAHMA’s

units and under 100 units
■ Major Rehabilitation of an Existing Rental Housing Community
■ Major Rehabilitation of a Nonhousing Structure into Affordable Rental Housing
■ Major Rehabilitation of a Historic Structure into Affordable Rental Housing

WHO MAY APPLY

Affordable multifamily hous-



A Future of Crampons and College Funds

BY JENNIFER JONES

NAME: Timothy Zaleski, SHCM, NAHP-e

MANAGEMENT COMPANY: McCormack Baron Management

POSITION: President

While Timothy Zaleski was attending the University of Pittsburgh—where he would earn a dual major in economics and business administration—he began working for a developer doing budgets to help pay for tuition.

“They needed help and they were walking distance to campus,” he said. “I took what hours I could give them. After graduation, it was either go to law school or stay.”

So began Zaleski’s 30-year

career in the housing industry, first with National Development Corporation and later National Church Residences. Since 2011, Zaleski has been leading operations at McCormack Baron Management, where he is president. As such, he oversees the profit and loss responsibility for the management company and supervises daily operations of more than 300 communities located in every U.S. time zone except Hawaii, as well as roughly 1,000 employees. He is also part of a leadership group that looks at new project opportunities for McCormack Baron.

“I began my career with a company that had market-rate and affordable housing—a varied portfolio,” Zaleski said. “At McCormack Baron, our company was founded to help

find solutions to improve conditions in aging public housing communities.”

Zaleski said the company’s mission is important because of the loss of affordable housing and the fact that people cannot live in areas where they work.

“People are starting to realize that residents of affordable housing aren’t very different from the rest of us. In many cases, the primary differentiator is merely the ZIP code they were born in and lack of opportunity,” Zaleski said. “The perception of affordable housing is becoming more positive.”

In January, Zaleski began his two-year term as NAHMA president. He believes the association can continue to be a leading voice in affordable housing and even expand the

definition to include workforce housing, among other goals.

When he is not working, Zaleski and his family—wife Tracy, Jacob, 6, Emmaline, 5, and Jonathan, 2, enjoy outdoor activities including sailing, skiing, mountain climbing and playing with the family’s Cavalier King Charles puppy, Obie.

Zaleski has climbed Grand Teton Mountain along with a few others of the so-called “fourteeners,” a mountain peak with an elevation of at least 14,000 feet. Climbing to Mount Everest base camp in the Himalayas is on his bucket list.

“But the next 20 years of my life is all about family and college funds,” he said. **NU**

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

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

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