

NAHMA News

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

IN THIS ISSUE

- 3 Inside NAHMA
- 8 Washington Update
- 12 Treasury Issues Guidance On Reallocation of ERA Funds
- 19 Contest Winners Illustrate Rewards of Being Responsible
- 28 Regulatory Wrap-Up
- 30 Up Close & Personal
- 31 Education Calendar



Interim Rule Extends Notice Period for Evictions

On Oct. 7, the Department of Housing and Urban Development (HUD) published an interim final rule titled *Extension of Time and Required Disclosures for Notification of Nonpayment of Rent*. The rule prohibits the eviction of residents for nonpayment of rent from HUD-subsidized public housing and certain properties with Project-Based Rental Assistance (PBRA) without providing a 30-day notice period that includes information about available federal emergency rental assistance. It applies to Section 8, Section 8 Moderate Rehabilitation, Section 202/162 Project Assistance Contract, Section 202 Project Rental Assistance Contract (PRAC), Section 811 PRAC, Section 236 Rental Housing Assistance Program and Rent Supplement programs. The rule provides that when there is a national emergency—such as the COVID-19 pandemic—and federal money is allocated to help residents facing eviction for nonpayment of rent, the HUD secretary can:

1. Expand the notice a covered landlord must give before such a tenant must vacate a unit from 14 days to 30 days;
2. Require landlords to provide information to the tenant regarding federal emergency rental relief along with the eviction notice; and
3. Require landlords to notify all residents in public housing of the availability of emergency rental assistance. Separately, HUD is publishing notices that invoke this new rule's authority and require the provision of information regarding the Emergency Rental Assistance Program.

continued on page 4

NAHMA Urges Congress to Support Affordable Housing and Rental Assistance Programs

ON NOV. 19, THE U.S. HOUSE OF REPRESENTATIVES passed the Build Back Better (BBB) Act, a \$1.75 trillion economic package that includes more than \$150 billion in affordable housing investments. The legislation has now moved to the Senate, where it will likely undergo changes.

NAHMA applauds the efforts to provide critical resources for housing and community development. As the leading voice for affordable housing management, NAHMA urges Congress to support funding increases for affordable housing programs currently being considered in budget negotiations and ensure robust funding levels for the fiscal year 2022.

According to the White House, the proposed BBB framework will enable the construction, rehabilitation, and improvement of more than 1 million affordable homes, boosting housing supply and reducing price pressures for renters and homeowners. It will address the capital needs of the public housing stock in big cities and rural

continued on page 5

What would you do with your time back?

Netflix
& chill

Go to
spin class

Date
night

Do
Some
Yoga

Catch up
with Sam

Book club -
Tuesday
at 7pm

Family
dinner
night

Watch
the
sunset

Train
for a half
marathon

myresman.com/nahmanews

855.737.6261

sales@myresman.com

myresman.com

ResMan[®]

Affordable

PRESIDENT

Michael Simmons, SHCM, NAHP-e
msimmons@communityrealtymanagement.com

EXECUTIVE DIRECTOR

Kris Cook, CAE
kris.cook@nahma.org

DIRECTOR, GOVERNMENT AFFAIRS

Larry Keys Jr.
lkeys@nahma.org

DIRECTOR, FINANCE AND ADMINISTRATION

Rajni Agarwal
rajni.agarwal@nahma.org

DIRECTOR, MEETINGS, MEMBERSHIP

Brenda Moser
brenda.moser@nahma.org

DIRECTOR, COMMUNICATIONS AND PR

Jennifer Jones
jjones@nahma.org

MANAGER, GOVERNMENT AFFAIRS

Michal Machnowski
mmachnowski@nahma.org

MANAGER, EDUCATION AND TRAINING

Natasha Patterson, ACA
npatterson@nahma.org

MANAGER, ADMINISTRATIVE SERVICES

Paulette Washington
pwashington@nahma.org

EDITOR

Jennifer Jones
jjones@nahma.org

DESIGN

Mary Prestera Butler
butler55@comcast.net

2021 NAHMA OFFICERS AND BOARD OF DIRECTORS

President

Michael Simmons, NAHP-e

President-elect

Larry Sisson, FHC, SHCM, NAHP-e, CGPM

Vice President

Peter Lewis, SHCM, NAHP-e, CPO, CGPM
Sandra Cipollone, SHCM, FHC, NAHP-e

Secretary

Nancy Evans, SHCM, NAHP-e

Treasurer

Christina Garcia Sanchez, CPO

Immediate Past President
Timothy Zaleski, SHCM, NAHP-e

Directors

Jasmine Borrego, NAHP-e, CPO

Sonya Brown, SHCM

Alicia Stoermer Clark, SHCM

Melissa Fish-Crane, NAHP-e

Janel Ganim

Noel Gill, NAHP-e, SHCM, CPO

John Kuppens, SHCM, NAHP-e, CGPM

Cindy Lamb, SHCM, NAHP-e

Jim Nasso, NAHP-e

Kimberlee Schreiber

Jack Sipes

Angie Waller, FHC, SHCM, NAHP-e, CPO, BCD

Voting Past Presidents

Phil Carroll, SHCM, NAHP-e

Jim McGrath, SHCM, NAHP-e

©2021 National Affordable Housing Management Association

NAHMA News is published six times a year by the National Affordable Housing Management Association, 400 North Columbus Street, Suite 203, Alexandria, VA 22314, Phone (703) 683-8630, Website: www.NAHMA.org

SUBSCRIPTIONS: Free for NAHMA/AHMA members, \$110 for nonmembers.

ADVERTISING: Digital ads preferred. Rates vary. Contact: Rachel Barkin at (202) 367-2329, or rbarkin@townsend-group.com.

QUERIES: Letters to the Editor and other queries should be sent to Jennifer Jones at the address above.

NOTICE: Contents of NAHMA News should not be regarded as the final authority on policies, regulations and legal or other issues. Opinions are those of the authors and do not necessarily represent opinions or policies of NAHMA's board of directors or staff. NAHMA is not liable in any way for omissions or inaccuracies.

COPYRIGHT: Contents of NAHMA News are protected by copyright and may not be reproduced, in whole or in part, without permission and attribution.



Closing Out The Year

THE YEAR MAY BE WRAPPING UP, but we are still busy at NAHMA. Here are just a few things we are working on before we ring in 2022.

SUCCESSFUL FALL MEETING

NAHMA wrapped up its virtual NAHMA Biannual Top Issues in Affordable Housing fall conference in October, which drew more than 135 affordable housing professionals who logged on to hear the latest updates from panels concentrating on the issues

ter conference in March. Look for the online meeting registration to open in late December.

SUPPORT BUDDING ARTISTS

Finally, now is the time to celebrate the people who make up our wonderful communities by ordering a 2022 NAHMA Drug-Free Kids Calendar.

The calendars feature outstanding original artwork by children, seniors, and adults with special needs living in affordable multifamily housing. The

Now is the time to celebrate the people who make up our wonderful communities by ordering a 2022 NAHMA Drug-Free Kids Calendar. The calendars feature outstanding original artwork by children, seniors, and adults with special needs living in affordable multifamily housing.

facing affordable housing as well as educational sessions on pandemic- and diversity, equity and inclusion-related topics, and more.

Mark your 2022 NAHMA Drug-Free Kids calendars now, the NAHMA Biannual Top Issues in Affordable Housing winter conference is Wednesday, March 9–Friday, March 11, 2022.

To read more about the annual meeting, see page 24.

CELEBRATING COMMUNITIES

NAHMA has received the entries for the 2021 Communities of Qualities Awards, and we will be announcing the winners in the January/February issue of NAHMA News. The winners will be honored at the NAHMA Biannual Top Issues in Affordable Housing win-

underlying message for the annual contest is always a drug-free theme. Still, the association wanted to open the door for more avenues of expression, so a subtheme is incorporated into the poster contest. The subtheme for this year is With Responsibility Comes Reward: Holding Ourselves Accountable.

The cost is \$5.50 per calendar, which is a HUD and U.S. Department of Agriculture allowable project expense. There is an additional small shipping and handling fee. Download the order form at <https://www.nahma.org/wp-content/uploads/2014/05/2022-NAHMA-Calendar-Order-Form.pdf>. **NN**

Kris Cook, CAE, is executive director of NAHMA.

The rule went into effect on Nov. 8, 2021. To read the rule in its entirety, visit <https://www.nahma.org/wp-content/uploads/2021/10/HUD-Interim-Rule-2021-21960.pdf>.

Additionally, on Oct. 8, HUD's Offices of Housing and Public and Indian Housing published Housing Notice 2021-29 containing additional supplemental guidance and information for owners and management agents on the interim final rule issued the day before. The notice includes information about how own-

ers and managers of multifamily properties should reference Emergency Rental Assistance (ERA) funds

and an example addendum that can be added to a lease termination notice. The supplemental guidance is available by visiting <https://www.nahma.org/wp-content/uploads/2021/10/Housing-Notice-2021-29.pdf>.

THE INTERIM RULE

According to the rule, it will provide an opportunity for residents who face hardship due to emergencies, such as those who have lost income during the COVID-19 pandemic and are unable to pay rent, to learn about emergency funding opportunities and take steps to secure emergency funding, which will prevent unnecessary evictions that would negatively impact the efficacy of HUD's programs.

"HUD has determined that, in the immediate aftermath of the judicial vacatur of the CDC eviction moratorium, it needs to act to prevent a wave of preventable evictions that will interfere with the orderly operation of HUD's programs and the accomplishment of HUD's mission. Historically, 3.6 million eviction cases are filed per year in the United States, resulting in 1.5 million annual eviction judgments. But now, as more renters fell behind on their

rental payments during the COVID-19 pandemic, many more households are at risk of eviction. As of July 2021, just before the CDC moratorium on evictions was vacated, 6.5 million households nationwide were at risk of eviction," according to the rule.

HUD is taking action to ensure that residents in public housing and PBRA-assisted units who are eligible for funding during a national emergency are afforded notice about the funding and have the opportunity to secure it before a lease ter-

mination for nonpayment of rent occurs.

According to the rule, Congress specifically intended that ERA program funds would reduce the high number of evictions due to financial issues caused by the national emergency. According to HUD, many residents who now face eviction with the moratorium expired still need additional time and information to access the ERA applications and complete the process. The interim final rule is intended to ensure that HUD-assisted residents facing eviction for nonpayment of rent have notice of available emergency funds and are afforded more time to access that assistance.

For termination for nonpayment of rent in HUD's PBRA programs, regulations generally provide that a termination notice must be provided with enough advance time to comply with both the rental agreement or lease and state laws. In contrast, with the termination of tenancy for "other good cause," HUD regulations require 30 days' notice along with the provision of specific information to the tenant.

HUD imposes different notice requirements in specific programs; in one program, five working days' notice

is required before tenancy termination, while in another program, the regulations provide for 10 days.

According to HUD, the interim final rule amends the program regulations for public housing and PBRA to accommodate current and future exigencies, based on HUD's statutory authority and policy discretion.

It provides that, when funding is available to assist residents with nonpayment of rent during a national emergency, such as the current COVID-

According to the rule, it will provide an opportunity for residents who face hardship due to emergencies, such as those who have lost income during the COVID-19 pandemic and are unable to pay rent, to learn about emergency funding opportunities and take steps to secure emergency funding.

19 pandemic, the secretary may determine that residents facing eviction for nonpayment of rent must be provided with adequate time and notice to secure that funding. Upon that determination, the public housing authority (PHA) or owner seeking to evict for nonpayment must provide the tenant with such information as required by the secretary to access the funds made available related to the emergency.

Additionally, to ensure residents facing eviction for nonpayment of rent are provided an adequate opportunity to access emergency funding, the interim final rule also extends the lease termination period for such residents to at least 30 days following the notification. This 30-day period is consistent with the longest of the standard periods to which PHAs and owners are already accustomed to many evictions, such as evictions for reasons other than nonpayment of rent, health or safety concerns, or criminal activity, already provide for a 30-day period, unless state or local law allows a shorter period, according to the rule.

The interim final rule also provides that for public housing, in addition to

continued on page 6

NAHMA URGES CONGRESS TO SUPPORT AFFORDABLE HOUSING AND RENTAL ASSISTANCE PROGRAM, *continued from page 1*

communities and ensure it is not only safe and habitable but also healthier and more energy efficient. The bill seeks to increase rental assistance investments, expanding vouchers to hundreds of thousands of additional families. The bill also seeks to create more equitable communities by investing in community-led redevelopments projects in historically under-resourced neighborhoods, removing lead paint from hundreds of thousands of homes, and incentivizing state and local zoning reforms that enable more families to reside in higher opportunity neighborhoods.

While the total amount of funding for housing in the BBB bill passed by the full House is lower than the amount included in the version of the bill passed by the House Financial Services Committee in September, it still incorporates historic levels of funding for key housing programs, including:

- \$25 billion for Rental Assistance including \$880 million for Project-Based Rental Assistance
- \$450 million for Section 202 Supportive Housing for the Elderly
- \$450 million for Section 811 Housing for Persons with Disabilities
- \$53 billion to support Capital Repairs for Public Housing
- \$22.1 billion for Housing Choice Vouchers, with \$7.1 billion targeted to individuals and families experiencing or at risk of homelessness and survivors of domestic violence and human trafficking
- \$9.25 billion for the HOME Investment Partnerships Program
- \$14.925 billion for the Housing Trust Fund (available through the fiscal year 2026)
- \$1.685 billion for the Community Development Block Grant program
- \$3.425 billion for Lead Paint Removal
- Forgiveness of the National Flood Insurance Program's Accumulated Debt

The BBB bill also contains several tax priorities, including the Low-Income Housing Tax Credit and the Neighborhood Homes Tax Credit. The bill also includes \$9.925 billion for the HOME program and \$14.925 billion for the Housing Trust Fund program. Specifically, the new draft legislation includes:

- **Housing Credit cap increase.** The bill would provide a cap increase of 10% plus inflation each year for three years from 2022 to 2024, amounting to approximately a 41% total increase over 2021 levels. In 2025, the Housing Credit volume cap would decrease again to \$2.65 per capita or \$3,120,000. In 2026 and years thereafter, the volume cap would be the 2025 amounts adjusted for inflation.
- **Reduction of bond financing threshold.** The bill would reduce the bond financing threshold from 50% to 25% for calendar years 2022 to 2026.
- **Basis boost and set-aside for extremely low-income (ELI) properties.** The bill would allow states to provide a basis boost of up to 50% for properties in which at least 20% of the units are rent restricted and designated for households earning no more than the greater of 30% of area median income or 100% of the federal poverty line. At least 8% but no more than 13% of each state's Housing Credit volume cap must be allocated to such properties. The ELI basis boost and set-aside would be permanent.
- **Closing the qualified contract loophole.** The bill would repeal the qualified contract option for properties receiving an allocation of Credits or, in the case of bond-financed projects, the 42(m) letter after January 1, 2022. Properties that received their allocation of Housing Credits or 42(m) letter prior to that date would still be able to go through the qualified contract process, if the owner has not otherwise waived that right; however, the qualified contract price would be fair market value as affordable as determined by the state housing credit agency. This

change to the program would be permanent.

- **Protecting nonprofit sponsors' ability to purchase properties at Year 15.** The bill would replace the nonprofit Right of First Refusal (ROFR) with a purchase option for newly financed properties. It also clarifies for existing properties that the ROFR applies to all partnership interests, including assets relating to the building such as reserve funds, and that the nonprofit sponsor may exercise its ROFR with or without the approval of the limited partner and in response to any offer, including that of a related party. The provision does not supersede express language in any existing partnership agreement. This change would be permanent.

- **Coordination of Housing Credit and renewable energy credit.** The bill would allow housing credit developers to take advantage of the Section 48 Investment Tax Credit for renewable energy equipment without a corresponding reduction in housing credit eligible basis.

- **Neighborhood Homes Credit.** The bill would establish the Neighborhood Homes Credit (NHC) to promote new construction or substantial rehabilitation of affordable, owner-occupied housing located in distressed neighborhoods. The NHC would allow project sponsors to claim a credit to cover the difference between the costs to rehabilitate a home in a distressed neighborhood, or build a new home on an empty lot, and the price for which the home is sold. As with the housing credit, the program would be overseen by the Treasury Department and Internal Revenue Service, which would allocate credit authority to each state. Each state would be required to designate a single agency to award the credits, and each agency would be expected to develop a Qualified Allocation Plan for their NHC program. Each state's NHC allocation would be equal to its state population times \$3, with a small-state minimum of \$4 million, except for in 2025 when the cap would be \$6 times the state population or \$8 million. In years 2023 to 2025, those amounts would be adjusted upward for inflation. The program would sunset after 2025.
- **HOME Investment Partnerships.** The bill would provide \$9.925 billion for HOME available through fiscal year (FY) 2026. The bill exempts these funds from HOME's 24-month commitment deadline, match requirements, and Community Housing Development Organizations set-aside. It also provides broad waiver authority to the HUD secretary, other than for requirements related to tenant rights and protections, fair housing, nondiscrimination, labor standards, and environmental review.

- **Housing Trust Fund.** The bill would provide \$14.925 billion for the Housing Trust Fund through FY 2026. Because of the way the bill is crafted, certain HOME program requirements, such as Davis-Bacon requirements and HOME's environmental review requirements, would apply to these funds (as opposed to the different environmental review requirements that otherwise apply to the Housing Trust Fund).

The legislation also provides funding for a new Rural Partnership Program that will empower rural regions by providing flexible financing for locally-led projects. In addition the BBB bill will provide funding for maternal health and establish a new and innovative community violence intervention initiative and invest in small businesses and prepare the nation for future pandemics and supply chain disruptions.

As of press time, the House of Representatives passed the bill on party lines (Democrats-only support). The Senate is expected to take up this legislation before Christmas, but negotiations may linger into early 2022. To view the Section-by-Section Summary as provided by the Committee on the Budget, visit https://rules.house.gov/sites/democrats.rules.house.gov/files/Section_by_Section_BBB_RCP117-18_.pdf. NN

requiring specified information to residents facing eviction for failure to pay rent, the secretary may also require that all residents be provided immediate notice of the availability of emergency funding. The notice can be posted in a public area, emailed to all residents, or otherwise provided to groups of residents rather than individuals.

HUD notes “that the rule does not require PHAs or owners to modify tenant leases, which provide notification procedures and time periods that may

funding for several HUD programs to prevent, prepare for, and respond to COVID-19, including increased rental subsidies in HUD-assisted housing to pay for increased operating costs and loss of rental income due to residents’ loss of income during the COVID-19 national emergency.

In September 2020, the Centers for Disease Control and Prevention (CDC) director issued an order temporarily halting evictions due to the ongoing public health crisis. The original CDC Order expired on Dec. 31, 2020, which

The first round of funding, ERA1, provides up to \$25 billion under the Consolidated Appropriations Act, 2021. The second round, ERA2, provides up to \$21.55 billion under the American Rescue Plan Act of 2021, enacted on March 11, 2021.

The funds are provided directly to states, U.S. territories, local governments, and, in the case of ERA1, Indian tribes or Tribally Designated Housing Entities, as applicable, and the Department of Hawaiian Home Lands.

Grantees make these funds available to provide rental assistance to eligible households through existing or newly created rental assistance programs. These funds can be disbursed to either residents or landlords.

Included in the CARES Act were provisions providing foreclosure and eviction moratoriums and providing additional financial relief for owners of certain multifamily housing projects to ensure the continued stability of the housing market.

be more limited than those provided in this rule. It would be administratively infeasible to update all public housing and PBRA leases to incorporate these changes, which are limited in the time they will be in effect, and to update all leases quickly enough to immediately protect families at risk of eviction. However, the rule requires that PHAs and owners follow this rule in place of the usual lease provisions at times when its provisions are in effect and does not prevent PHAs and owners from updating their leases if they so choose.”

EVICTION MORATORIUMS

Among the numerous efforts by Congress and the White House to address the COVID-19 pandemic was passage of the Coronavirus Aid, Relief, and Economic Security Act, 2020 “CARES Act,” a \$2.2 trillion economic stimulus bill signed into law in March 2020. Included in the CARES Act were provisions providing foreclosure and eviction moratoriums and providing additional financial relief for owners of certain multifamily housing projects to ensure the continued stability of the housing market.

Also included in the CARES Act was

extended multiple times due to the continued national emergency.

On Aug. 3, 2021, following the surge in COVID-19 infections due to the Delta variant, the CDC director issued a new order temporarily halting evictions for persons in jurisdictions experiencing substantial or high transmission rates. However, on Aug. 26, 2021, the U.S. Supreme Court vacated the stay of a district court decision invalidating the original and new CDC order. The Supreme Court pointed to the availability of rental-assistance funds as, in its view, diminishing the government’s ongoing interest in maintaining an eviction moratorium. Thereby allowing landlords to resume evictions unless otherwise precluded under state or local eviction moratoriums.

EMERGENCY RENTAL ASSISTANCE

In addition to trying to reduce evictions through the CARES Act, Congress had created the Emergency Rental Assistance (ERA) program, funded through the Department of the Treasury, to make funds available to assist households that are unable to pay rent or utilities and provide funds to landlords to help cover residents’ rent and utility payments.

PHAs, Housing Choice Voucher landlords, other owners of HUD-assisted properties, and utility providers may accept funds from the ERA program for rental and most utility arrearages for HUD-assisted families. HUD-assisted families are eligible for assistance from the ERA program, provided that the funds are not applied to costs that have been or will be reimbursed under any other federal aid, including Housing Assistance Payments in the HCV Program, operating fund assistance in the Public Housing program, or rental assistance in Multifamily Housing programs.

Eligible households for ERA must have a household income at or below 80% of area median income, which corresponds with income thresholds for HUD assistance. For both ERA1 and ERA2, other expenses related to housing include relocation expenses, including prospective relocation expenses, such as rental security deposits, and rental fees, which may consist of application or screening fees. Those expenses can also include reasonable accrued late fees, if not included in rental or utility arrears, and internet service provided to the rental unit. **NN**

Sustainability = Savings

Reveal your hidden yield with the
RealPage® Sustainability Suite



We've uncovered millions of dollars in savings for our clients—substantially increasing their property values and reducing risk exposure.

The five powerful components of our suite include:

- Mandatory Benchmarking
- Energy Procurement
- Energy and Water Conservation
- Rate and Tax Assurance
- Advanced Energy Reporting

Visit www.realpage.com/GoSustainable-NAHMA
or call 1-87-REALPAGE

HUD Launches Key Policies to Combat Homelessness and Climate Change

COMBATING HOMELESSNESS

In late September, the Department of Housing and Urban Development (HUD) Secretary Marcia Fudge, chair of the U.S. Interagency Council on Homelessness (USICH), brought together senior Biden administration officials, Cabinet members, and elected officials to launch *House America: An All-Hands-On-Deck Effort to Address the Nation's Homelessness Crisis*. According to HUD's press release, "*House America* is a national partnership in which HUD and USICH invite mayors, county leaders, tribal nation leaders, and governors to use the historic investments provided through the American Rescue Plan to address the crisis of homelessness through a 'Housing First' approach by immediately re-housing and building additional housing for people experiencing homelessness....

"Through the American Rescue Plan, communities now have historic resources—including 70,000 emergency housing vouchers, \$5 billion in HOME grants, \$350 billion in state and local Fiscal Recovery Funds through the Department of the Treasury, and significant investments to preserve and protect housing on tribal lands—to help more Americans obtain the safety of a stable home. Communities also have resources remaining through the CARES Act, the Consolidated Appropriations Act of 2021, and state and local resources to re-house people experiencing homelessness and create additional dedicated housing units to address homelessness.

"*House America* provides communities with the focus, resolve, and technical know-how needed to deploy these

resources to maximize impact. *House America* calls on state, tribal, and local leaders to partner with HUD and USICH to use American Rescue Plan resources—alongside other federal, tribal, state, and local resources—to set and achieve ambitious goals to re-house households experiencing homelessness through a Housing First approach, and to add new units of affordable housing into the development pipeline by Dec. 31, 2022. Within the national goals, communities will set and achieve local re-housing and unit creation goals."

COMBATING CLIMATE CHANGE

In response to President Joe Biden's Executive Order on Tackling the Climate Crisis at Home and Abroad, in early October HUD released its climate adaptation and resilience plan "to ensure its facilities and operations adapt and are increasingly resilient to climate change impacts."

HUD Secretary Marcia Fudge said, "With the Climate Adaptation Plan, HUD is taking an agencywide approach in prioritizing climate resilience because we cannot put America on the path to building a stronger and more sustainable housing infrastructure without addressing the impacts of climate change." HUD provided the highlighted these priorities from their plan:

■ **Updating climate risk data and research.** HUD will update its policies and operations to create a more climate-resilient system. As a first step, the department will collect building-level data across HUD programs to map existing climate risks and environmental justice concerns. This will help inform

the department on how to best address climate impacts and protect HUD-assisted assets and their occupants, focusing on underserved communities. HUD's Office of Policy Development and Research will assess the effectiveness of current building efficiency codes and recovery programs and identify resilience best practices that the agency can adopt to promote investments in climate resilience.

■ **Reducing climate-related financial risks in mortgage financing.** HUD is collaborating with the departments of Veterans Affairs and Agriculture to consider approaches to better integrate climate-related financial risk into underwriting standards, loan terms and conditions, and asset management and servicing procedures. HUD is also exploring market strategies to incentivize both energy and water efficiency and climate-resilient building practices. HUD recognizes these steps as critical to ensuring the best use of taxpayer dollars in response to changing climatic conditions.

■ **Strengthening disaster recovery and resilience.** HUD will update Disaster Recovery and Mitigation grant requirements to promote resilience and environmental justice, ensuring that communities recovering from disasters are more resilient in the future. HUD will also strengthen its floodplain management regulations to focus on increasing flood resilience, promoting environmental justice, improving fiscal security, and minimizing adverse impacts to the beneficial functions of floodplains and wetlands.

Building a more equitable future. Climate change and its impacts exacer-

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

bate existing health and socioeconomic inequities, placing certain populations at particular risk. Addressing environmental inequities is at the core of HUD's mission to create strong, sustainable, inclusive communities. HUD will create spaces for mutual learning around climate change, its impacts, and environmental justice issues impacting low-income, communities of color, tribal communities, individuals with disabilities, and other protected classes.

■ **Identifying leadership and accountability.** For the first time, agencies have tasked senior leadership with ensuring steady progress on agencywide adaptation and resilience efforts. HUD has established an internal Climate and Environmental Justice Council with representation at the assistant secretary level and led by HUD's Senior Advisor for Climate Change with support from the Office of Environment and Energy. The Climate and Environmental Justice Council will manage the implementation and monitoring of the climate adaptation plan and is responsible for the long-term integration of climate and environmental justice into HUD's programs and operations.

NAHMA will continue to monitor the rollout of these initiatives. Members should watch for activity at the state and local levels. In the months and years ahead, we can expect HUD will utilize its regulatory power and funding to focus on homelessness and climate adaptation under the broader scope of House America and Climate Change. **NN**

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



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

- Attend a three-day course that earns you the coveted Certified Professional of Occupancy™ (CPO™) designation.
- Learn the compliance requirements set forth in the Fair Housing Act and Section 504 regulations.

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

- National Affordable Housing Professional™ (NAHP™)
- National Affordable Housing Professional-Executive™ (NAHP-e™)
- Specialist in Housing Credit Management™ (SHCM™)
- Certified Professional of Occupancy™ (CPO™)
- Fair Housing Compliance™ (FHC™)
- NAHMA Maintenance Professional
- Credential for Green Property Management

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

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

NAHMA

LIHTC Gains Support from Biden Administration and Congress

AFFORDABLE HOUSING TAX CREDIT PROVISIONS IN BUILD BACK BETTER LEGISLATION

In early November, congressional Democrats, working with the Biden administration, released the additional draft text of their Build Back Better bill. The updated draft, which included provisions for the Low-Income Housing Tax Credit (LIHTC), was passed by the U.S. House of Representatives on Nov. 19. The bill must now be passed by the Senate, where changes are likely. Nevertheless, the House bill is a critical marker as it ensures that investments in the housing credit are under consideration. NAHMA strongly supports many of these changes to LIHTC. Specifically, the House bill includes:

■ **Housing Credit cap increase.** The bill would provide a cap increase of 10% plus inflation each year for three years from 2022 to 2024, amounting to approximately a 41% total increase over 2021 levels. In 2025, the housing credit volume cap would decrease to \$2.65 per capita or \$3,120,000. In 2026 and years after that, the volume cap would be the 2025 amounts adjusted for inflation.

■ **Reduction of bond financing threshold.** The bill would reduce the bond financing threshold from 50% to 25% for calendar years 2022 to 2026.

■ **Basis boost and set-aside for extremely low-income (ELI) properties.** The bill would allow states to provide a basis boost of up to 50% for properties in which at least 20% of the units are rent restricted and designated for households earning no more than

the greater of 30% of area median income or 100% of the federal poverty line. At least 8% but no more than 13% of each state's housing credit volume cap must be allocated to such properties. The ELI basis boost and set-aside would be permanent.

■ **Closing the qualified contract loophole.** The bill would repeal the qualified contract option for properties receiving an allocation of credits or, in the case of bond-financed projects, the 42(m) letter after Jan. 1, 2022. Properties that received their allocation of housing credits or 42(m) letter prior to that date would still be able to go through the qualified contract process if the owner has not otherwise waived that right; however, the qualified contract price would be fair market value as affordable as determined by the state housing credit agency. This change to the program would be permanent.

■ **Protecting nonprofit sponsors' ability to purchase properties at year 15.** The bill would replace the nonprofit Right of First Refusal (ROFR) with a purchase option for newly financed properties. It also clarifies for existing properties that the ROFR applies to all partnership interests, including assets relating to the building such as reserve funds, and that the nonprofit sponsor may exercise its ROFR with or without the approval of the limited partner and in response to any offer, including that of a related party. The provision does not supersede express language in any existing partnership agreement. This change would be permanent.

■ **Coordination of housing credit**

and renewable energy credit. The bill would allow housing credit developers to take advantage of the Section 48 Investment Tax Credit for renewable energy equipment without a corresponding reduction in housing credit eligible basis.

REGULATORY UPDATES

In addition to legislative activity, NAHMA is monitoring two key housing credit regulatory issues:

■ **Compliance Monitoring Resumes.** NAHMA is monitoring to see if an extension of certain temporary relief compliance monitoring provisions in IRS Notice 2021-12 will be extended by the Internal Revenue Service and the Department of the Treasury. This regulatory relief was provided due to the nature of the pandemic on housing credit properties—both development and operation activities. At the time of publication, an extension for some of the provisions was under consideration but not yet published.

■ **Average Income Test Proposed Rule.** NAHMA, like most industry colleagues, is monitoring to see if the Biden administration will reissue the AIT proposed rule after a united industry response that expressed serious concerns on the impact the proposed rule would have on a very vital tool for the housing credit.

As the year concludes, we hope to gain clarity on both the legislative and regulatory fronts. However, timing is everything in Washington, D.C., and the holiday season is here. The matters are likely to conclude in early 2022, if at all. **NN**



Habitation Risk Solutions

Professional Liability with Tax Credit Coverage

Innovative Professional Liability Coverage for Affordable Housing Markets

USI is pleased to offer a new professional liability coverage tailored for affordable housing markets. Our team understands the importance of tax credits for affordable housing management companies to operate successfully. Failure to comply with the Low-Income Housing Tax Credit (LIHTC) regulations can lead to recapture of previously given credits and ineligibility for future credits. Our newly developed coverage, placed through a preferred carrier, includes coverage for professional services related to the compliance with housing tax credit rules and regulations.

Policy Highlights

To meet the growing needs of affordable housing markets, our tax credit coverage includes:

- Coverage for professional services related to compliance with housing tax credit rules and regulation
- Up to \$5,000,000 General Aggregate limits
- Claims Made form to protect against retroactive tax credit loss exposures
- Broad definition of professional services covered including residential, commercial, retail, or industrial property management and construction management
- Coverage for ownership of properties in excess of 25%
- First Dollar Defense coverage
- Third Party Discrimination coverage
- Definition of employees includes Independent Contractors
- Expanded definition of claim to include: arbitration demand, administrative proceeding, and request to toll the statute of limitations



Proactive Risk Management Strategies

We provide proactive risk management strategies to:

- Management Companies
- Coastal Locations
- Affordable Housing
- Developers
- Senior Housing

The USI ONE Advantage®

To analyze our client's business issues and challenges, our property & casualty team leverages USI ONE®, an interactive platform that integrates proprietary and innovative client solutions, networked local resources and expertise, and enterprise-wide collaboration to deliver customized results with positive, bottom line impact.

How can we help?

For more information, please contact:

Trent Iliff | VP, National Habitation Practice
USI Insurance Services | www.usi.com
trent.iliff@usi.com | 312-848-3626

Treasury Issues Guidance On Reallocation of ERA Funds

On Oct. 4, the U.S. Treasury Department published guidance explaining the structure of the department's approach to reallocating funds under the first Emergency Rental Assistance Program (ERA1).

The guidance's central goal is to help more people stay in their homes and avoid eviction by speeding up the delivery of assistance to residents and landlords in need, according to a one-page description issued by the department.

Treasury will carry out the statutory requirement to reallocate funds to accomplish its goal in three ways: (1) make more resources available to high-performing grantees based on need, (2) incentivize adoption of best practices among grantees to help them streamline and improve their processes, and (3) work to ensure funds do not go unused by programs unwilling or

unable to assist struggling renters and landlords. The guidance covers the significant aspects of how these funds will be reallocated, including the following:

■ Grantees that have not obligated at least 65% of their ERA1 funds—a measure that captures both spent and committed funds—must submit a program improvement plan by Nov. 15 that identifies how they will accelerate their delivery of assistance to eligible residents and landlords. Treasury will consider whether grantees' plan to implement the Treasury's guidance, including the use of self-attestation; the use of eviction diversion partnerships; engagement with providers of culturally and linguistically relevant housing stability services; and other strategies

that have accelerated the delivery of rental assistance provided in jurisdictions across the country. Grantees will be required to submit a report on their progress with their plan within 60 days of its approval. If grantees do not submit an adequate plan or fail to submit the required confirmation, 10% of their ERA1 funds will be determined to be "excess funds." Treasury will release forms and instructions for program improvement plans in the near future.

■ Grantees who have not obligated at least 65% of ERA1 funding with insufficient expenditure ratios—a measure of funds spent on assisting eligible households—will face reallocation. Grantees with expenditure ratios below 30% as of

tion of the grantee's excess funds determination that will assume a one-time 15% addition to their expenditure ratio to help them meet the minimum expenditure ratio threshold of 30%. This will afford grantees an additional opportunity to accelerate spending before losing funds as they put in place new policies.

■ After the first assessment, Treasury will assess each grantee's expenditure ratio approximately every two months. The expenditure ratio threshold used to calculate excess funds will rise by 5 percentage points every calendar month. For example, the threshold as of Nov. 30 will be 40%. As of March 31, 2022, any unobligated funds may be designated as excess

The guidance's central goal is to help more people stay in their homes and avoid eviction by speeding up the delivery of assistance to residents and landlords in need, according to a one-page description issued by the department.

Sept. 30, based on the program data they submit to Treasury by Oct. 15, will be determined to have excess funds subject to potential recapture. Specifically, a grantee with an expenditure ratio below 30% will be determined to have excess funds equal to the difference between its reported expenditures and the amount of expenditure needed to reach the 30% threshold.

■ A Grantee with both inadequate obligations and insufficient expenditures will have a variety of ways to mitigate the amount that the Treasury would otherwise recapture as a result of this first assessment.

- The grantee can avoid recapture if, by Nov. 15, 2021, it can certify to Treasury that its expenditure ratio is at least 30% or that it has obligated at least 65% of its ERA1 allocation.

- Grantees that submit a program improvement plan that Treasury approves will benefit from a recalculation

of funds and be reallocated, helping to ensure that funding does not go unused due to the Sept. 30, 2022, statutory deadline for obligating ERA1 funds.

■ Treasury expects to distribute recaptured funds approximately every two months, as warranted based on availability and confirmed need. Treasury will begin collecting requests from grantees for additional funds soon. The requests will be submitted on a standard form provided by Treasury that allows grantees to confirm and describe the needs in their communities. As excess funds become available, Treasury will prioritize, when feasible, requests from grantees in the same state where the funds were initially allocated. The remainder will be available for reallocation nationwide, with priority afforded to grantees already on track to expend both their remaining ERA1 and ERA2 funds. **NN**



Read the full text by visiting <https://www.ncsha.org/wp-content/uploads/ERA-Reallocation-Guidance.pdf>.



Discover intuitive & powerful affordable housing software



Residential



Commercial



Affordable



PHA



Condo/HOA



Manufactured



Everything you need to manage your properties

- ✓ Easy setup & live chat support
- ✓ Property accounting
- ✓ Manage LIHTC, HUD 50059, RD & Home units
- ✓ Integration with federal subsidy websites
- ✓ Track family, income, asset & expense information
- ✓ Generate & electronically submit TRACS files
- ✓ Produce & file state-level Tax Credit reports
- ✓ Generate & electronically submit MINC files
- ✓ Reconcile HUD payments
- ✓ Vacancy & prospect tracking
- ✓ Waitlist management
- ✓ Manage set-asides for LIHTC & HOME units
- ✓ Resident online payments
- ✓ Online maintenance & work orders
- ✓ Email & text communications
- ✓ Vendor payments
- ✓ Resident screening*

*Additional fees apply

Get a **personalized demo** to see why Breeze Premier is the perfect tool to run your business from anywhere

YardiBreeze.com/Affordable | (800) 866-1144



Congress Addresses Affordable Housing Needs

Congress and the administration have been working to address housing issues from evictions to affordable housing development. Here is a wrap-up of the most recent actions.

HEARING EXAMINES EXCLUSIONARY ZONING

On Oct. 15, the House Subcommittee on Housing, Community Development, and Insurance held a hearing, *Zoned Out: Examining the Impact of Exclusionary Zoning on People, Resources, and Opportunity*.

According to the hearing's committee memorandum, "The United States is in the midst of an affordable housing crisis of historic proportions where households across the income spectrum and in every community—including urban, suburban, and rural—are affected by an undersupply of housing, rising housing costs, housing instability, and homelessness. Over the years, research has shown how restrictive and exclusionary local zoning policies exacerbate these trends. Historically, zoning policies, among other local regulations and development practices, have been used to create and perpetuate racial and economic segregation Without proper analysis and safeguards, zoning reform is not guaranteed to ensure greater housing production, let alone increased supply that is more affordable or equitable. In order to effectuate holistic zoning reforms that result in both affordable and equitable outcomes in housing and community investments, some have urged that more national-level data on zoning and a federal oversight role may be needed." The hearing also highlighted several pieces of housing legislation:

■ H.R.2126, Housing Supply and Affordability Act, legislation that would allow the Department of Housing and Urban Development (HUD) to award grants for

the development and implementation of housing plans, including zoning reforms.

■ H.R.2768, American Housing and Economic Mobility Act, legislation that would provide \$10 billion in competitive grants to encourage local governments to eliminate zoning restrictions.

■ H.R.3198, Yes In My Backyard Act, legislation that would require Community Development Block Grant (CDBG) recipients to submit plans to track land-use policies.

■ H.R.4497, Housing Is Infrastructure Act, legislation that would provide over \$600 billion for fair, affordable, and accessible housing infrastructure, including \$15 billion for competitive grants that are available to units of local government on a competitive basis to eliminate exclusionary, restrictive zoning and land uses, and to responsibly streamline development processes that advance fair housing and support the creation of affordable housing.

SENATE HOLDS HEARING ON VAWA REAUTHORIZATION

On Oct. 5, the full Senate Judiciary Committee held a hearing on renewing and strengthening the Violence Against Women Act (VAWA). Initially passed in 1994, VAWA created the first federal legislation which acknowledged the criminality of sexual assault and domestic violence and provided funding for domestic violence resources. The legislation, which requires legislative renewal every five years, initially expired in late 2018 due to the government shutdown and again in February 2019. Though funding for critical programs has continued, Congress is currently considering a reauthorization bill to modernize and strengthen VAWA.

Sen. Joni Ernst (R-IA), a survivor of sexual assault and domestic violence, testified in support of the Senate passing a bipartisan and modernized bill that ensures survivors, including those in

rural communities, are prioritized, and perpetrators are held accountable. During her testimony, Ernst said that the legislation must present a renewed focus on rural survivors and invest in proven programs that reduce violence.

Deputy Attorney General Lisa Monaco also testified before the committee about the importance of centering on the needs of LGBTQ and communities of color, rural and other underserved communities, and that closes the so-called "boyfriend loophole," a federal law prohibiting domestic abusers from having guns, but only if they have been married to, have lived with, or have a child with the victim. The law does not otherwise prohibit abusive dating partners from having guns.

The House of Representatives passed H.R.1620, the Violence Against Women Reauthorization Act of 2021, with bipartisan support in mid-March. It remains unclear at this time when the full Senate will begin to consider legislation reauthorizing VAWA.

SECRETARY YELLEN AND CHAIRMAN POWELL TESTIFY

In early October, Treasury Secretary Janet Yellen and Federal Reserve Chairman Jerome Powell testified before two congressional committees providing updates on COVID-19 pandemic recovery efforts, the emergency rental assistance program, the need to increase the government's borrowing limit and rising inflation concerns. During her testimony before the Senate Banking, Housing and Urban Affairs Committee and the House Financial Services Committee, Yellen said that Congress rightly designed the state and local emergency assistance programs with flexibility in mind to mitigate against unforeseen challenges. She also said that there was essentially no national infrastructure to get money from government accounts

to renters and housing providers before the pandemic. Building such infrastructure has been a massive undertaking for states and localities.

COVID-19 and Emergency Rental Assistance: Yellen said that the Emergency Rental Assistance program is scaling up quickly, with 1.4 million payments made to help struggling renters, but also acknowledged that too much of the funding remains bottlenecked at the state and local levels. At the time of the hearing, only about \$8 billion of the \$46 billion of emergency rental assistance had reached those most in need. When committee members raised their concerns regarding the slow disbursement of the emergency funds, Yellen said that Treasury would continue to work to eliminate every piece of red tape possible to ensure more payments can get to renters and housing providers. But she also added that states and localities must also work to remove barriers that can speed up the distribution of rental assistance funds.

Powell said the economic downturn had not fallen equally on all Americans, and those least able to shoulder the burden have been the hardest hit. In particular, he said, joblessness continues to fall disproportionately on lower-wage workers in the service sector and on African Americans and Hispanics.

Debt Ceiling: Powell and Yellen also detailed how the federal government would not keep paying its bills on time unless Congress raised or suspended the federal debt ceiling by Oct. 18. After that date, the U.S. could default on its debt, potentially triggering a financial tailspin that would plunge the U.S. economy into a recession.

Rising Inflation: When discussing

concerns associated with the rising price of consumer products, including cars, food and other everyday goods, Powell maintained that high inflation is a temporary feature of the economic recovery and is primarily tied to supply chains that need more time to clear.

SENATORS INTRODUCE BILL TO COMBAT LEAD EXPOSURE IN SECTION 8 HOUSING

Sens. Marco Rubio (R-FL), Bill Hagerty (R-TN), and Raphael Warnock (D-GA) introduced S.2746, the Keep Children and Families Safe from Lead Hazards

Yellen said that the Emergency Rental Assistance program is scaling up quickly, with 1.4 million payments made to help struggling renters, but also acknowledged that too much of the funding remains bottlenecked at the state and local levels.

Act, which would direct HUD to identify and remediate risk exposure to lead hazards, including lead wall paint and lead drinking water service lines, in Section 8 housing programs. Specifically, the legislation would direct HUD to:

- Conduct an annual risk assessment of Section 8 housing programs to identify risk exposure to lead hazards
- Develop an action plan to remediate lead hazards
- Require that lead hazards become a graded factor in Uniform Physical Condition Standards inspections
- Require an annual report to Congress on all Section 8 properties with lead hazards that are home to children under the age of 6

S.2746 has been referred to the Senate Committee on Banking, Housing and Urban Affairs Committee for further consideration. NAHMA will monitor this bill as it moves through the legislative process.

BILL GIVES HHS AUTHORITY TO IMPLEMENT EVICTION MORATORIUM

In late September, Rep. Cori Bush (D-MO), deputy whip of the Congressional Progressive Caucus and member of the House Committee on the Judiciary, and Sen. Elizabeth Warren (D-MA), member of the Senate Committee on Banking, Housing, and Urban Affairs, introduced the Keeping Renters Safe Act of 2021 to enact a nationwide eviction moratorium. In direct response to the Supreme Court's decision to strike down President Joe Biden's initial eviction moratorium because the secretary of

the Department of Health and Human Services (HHS) lacked the statutory authority to mandate such a moratorium, the Keeping Renters Safe Act of 2021 would clarify that the HHS secretary does permanently retain the authority to implement an eviction moratorium in the interests of public health.

The Keeping Renters Safe Act of 2021 would seek to protect renters from eviction and reduce the spread of COVID-19 by:

- Amending Section 361 of the Public Health Service Act to grant permanent authority to HHS to implement a residential eviction moratorium to address public health crises.
- Directing HHS to implement a national residential eviction moratorium in response to COVID-19 that:
 - Must be automatic, without requiring individuals to apply for coverage
 - Applies to all residential eviction

continued on page 16

filings, hearings, judgments, and execution of judgments

- Allows the secretary to establish appropriate moratorium exceptions necessary to protect the health and safety of others
- Remains in effect at least 60 days following the conclusion of the public health emergency

The Keeping Renters Safe Act has been referred to the House Committee on Energy and Commerce.

ADMINISTRATION ANNOUNCES STEPS TO INCREASE HOUSING SUPPLY

On Sept. 1, the White House announced several steps that federal agencies have been ordered to take to immediately begin to create and preserve nearly 100,000 additional affordable homes for homeowners and renters over the next three years. Specifically, federal agencies (HUD and Treasury) will seek to boost the supply of quality, affordable rental units by relaunching the partnership between Treasury's Federal Financing Bank (FFB) and HUD's Risk Sharing Program. Other actions include raising Fannie Mae and Freddie Mac's equity cap for the Low-Income Housing Tax Credit (LIHTC). The administration also seeks to make more single-family homes available to individuals, families, and nonprofit organizations rather than large investors. Following the announcement from the White House, Treasury, HUD and Federal Housing Finance Agency (FHFA) announced actions to increase the housing supply. Specifically, the agencies will:

■ **Relaunching the FFB and Risk Sharing Program:** To expand the supply of affordable multifamily rental housing, Treasury and HUD have finalized an agreement to restart the FFB's support of HUD's Risk Sharing program, which was suspended in 2019. The agreement will provide low-cost Ginnie Mae-comparable rates to Housing Finance Agencies (HFAs) that finance affordable housing development, enabling the development of new quality and affordable housing.

■ **Increasing Fannie Mae and Freddie Mac's LIHTC Investment Cap:** Currently, the Enterprises are permitted to invest up to \$1 billion per year, or \$500 million each, in affordable housing development and preservation supported by these tax credits. This targeted investment further reduces financing costs associated with affordable housing and spurs additional development. FHFA announced that it is raising the Enterprises' LIHTC cap to \$1.7 billion, or \$850 million each. FHFA also announced that it would increase the Duty to Serve rural/targeted investment requirement from 40% to 50% of each Enterprise's total LIHTC investment capacity, or \$425 million in targeted investment and \$425 million in unrestricted investment. By raising the caps and targeting the investments at affordable rental housing, these actions will support the development and preservation of affordable units in areas most in need.

■ **Making Funding Available for Affordable Housing Production Under the Capital Magnet Fund:** The Treasury Department is preparing to issue a notice of funding availability for the Capital Magnet Fund (CMF), including changes to encourage affordable housing production. The CMF is a competitive grant program for Community Development Financial Institutions and nonprofit housing groups funded by yearly allocations from Fannie Mae and Freddie Mac. Funds must be used to leverage housing and economic development investments at least 10 times the size of the award amount. This year's pool of \$383 million in available funding will facilitate the production of affordable housing units throughout the country.

PROPOSED EMERGENCY RENTAL ASSISTANCE PROGRAM REFORMS

In September, the chairwoman of the House Financial Services Committee, Rep. Maxine Waters (D-CA), proposed legislation to reform the Emergency Rental Assistance Program (ERAP) and to expedite aid to renters and housing providers alike. Waters said her legislation would address issues with the slow

implementation of the emergency rental assistance programs Congress passed in December 2020 and February 2021.

While the Treasury Department has taken steps to improve the delivery of emergency assistance, Waters said her legislation is needed to reform ERAP further to strengthen its effectiveness significantly and identify ways to improve the distribution of the aid by grantees. The bill would seek to assist the many renters and housing providers that have applied to receive assistance through local and state programs but have been left waiting due to delays by grantees in reviewing and processing applications. Other provisions include providing access or the technology needed to apply online and require additional supports to access assistance and increasing outreach to renters and landlords who remain unaware of the availability of assistance. The bill would:

- Remove the barriers preventing residents from receiving assistance, including by requiring grantees to accept the self-attestation of a resident and to provide assistance directly to residents in certain circumstances;
- Allow landlords to directly apply for back rent after providing notice to their residents that they intend to apply, and conditioning the federal assistance the landlord receives on specific requirements, such as the resident being able to remain stably housed for at least 120 days after receiving the assistance;
- Direct Treasury and grantees to conduct additional outreach to prospective residents and landlords, including sending mailings to all taxpayers stating they may be eligible to apply and taking out radio, TV, and internet ads to promote the program. The bill would provide Treasury with an additional \$25 million to conduct such outreach;
- Direct Treasury to provide more guidance to grantees on how they can engage with local governmental bodies, such as schools and libraries, to better facilitate the awareness and distribution

of emergency rental assistance; and

- Require poor-performing grantees to develop a performance improvement plan that describes how they will adopt best practices to improve the distribution of relief.

SEN. WYDEN INTRODUCES DASH ACT

On Aug. 18, the chairman of the Senate Finance Committee, Sen. Ron Wyden (D-OR), introduced the Decent, Affordable, Safe Housing for All (DASH) Act. The bill seeks to make a generational investment to house all people experiencing homelessness, tackle the housing affordability crisis, increase the construction of new affordable homes, and expand homeownership opportunities. If enacted into law, the proposed legislation would provide Housing Choice Vouchers to all families or individuals experiencing homeless-

ness or who are at risk of homelessness. The bill would also institute reforms to local zoning and housing developments to increase the construction of affordable housing and would implement tax policy to invest in homeownership more wisely, rent support for low-income families and new construction of affordable housing nationwide.

The bill would make several substantial investments in affordable housing, including:

- Providing \$10 billion for the Housing Trust Fund for the next 10 years to states to acquire, develop, or rehabilitate deeply affordable housing.
- Supporting the Development of New Affordable Housing by authorizing programs to diversify housing development, such as providing \$10 million for modular housing construction pilot projects. Additionally, Under the DASH Act, any jurisdiction that changes its zoning and land-

use practices after enacting the legislation would become eligible for a grant award depending on the size of the jurisdiction.

- Permanently Reauthorizing the Multi-Family Preservation and Revitalization program and Rural Housing Investments.
- Protecting and Expanding LIHTC through provisions from the Affordable Housing Credit Improvement Act.
- Creating a Middle-Income Housing Tax Credit to provide a tax credit to developers who house residents between 60% and 100% of area median income.
- Creating a Renter's Tax Credit, a refundable credit claimable by taxpayers who own and operate affordable housing.
- Providing a Down Payment Tax Credit for First-Time Homebuyers: a new \$15,000 first-time homebuyer tax credit, which would be fully refundable and equal to 20% of the purchase price of a home. **NN**

OUR PROGRAMS AREN'T FOR EVERYONE.

(That's what makes them so good.)



FOR MORE INFORMATION

Contact Ken Merrifield today at
800-873-0242, x 291 or at
kmerrifield@housingcenter.com.

www.housingcenter.com

RAD. MTW. LIHTC. PBV. PBRA.
Don't you wish you had a partner who spoke your language? At HAI Group, we've been creating insurance programs for public and affordable housing for more than 30 years.

Rated "A" by A.M. Best

More than \$57B in building values insured

Available in 48 states and D.C.

Serve 1,500 housing providers, including affordable housing owners, property managers, and partnerships

LIHTC coverage

In-house Risk control services and consulting

HAI Group® is a marketing name used to refer to insurers, a producer, and related service providers affiliated through a common mission, management, and governance. Property-casualty insurance and related services are written or provided by Housing Authority Property Insurance, A Mutual Company; Housing Enterprise Insurance Company, Inc.; Housing Specialty Insurance Company, Inc.; Innovative Housing Insurance Company, Inc.; Housing Investment Group, Inc.; and Housing Insurance Services, Inc. (DBA Housing Insurance Agency Services, Inc. in NY and MI). Members of HAI Group provide commercial property and casualty insurance to affordable housing organizations, public housing authorities, and related entities. Not all products are available in all states. Coverage is subject to the terms of the policies actually issued. A risk retention group or surplus lines insurer may provide certain coverages. Risk retention groups and surplus lines insurers do not participate in state guaranty funds, and insureds are therefore not protected by such funds if insured by such entities. For a complete list of companies in the HAI Group family, visit www.housingcenter.com.

Dauby O'Connor & Zaleski, LLC

AFFORDABLE. ACCOUNTANTS.

Locations

Carmel, Indiana
Austin, Texas

317.848.5700
info@doz.net

Audit • Tax • Consulting
www.doz.net



AUTO-OUT®
AUTOMATIC STOVETOP
FIRE SUPPRESSORS

24/7 FIRE
PROTECTION

6 YEAR LIFESPAN

MADE IN THE USA

INSURANCE
DISCOUNTS &
SAVINGS

PROUD
SPONSOR OF
NAHMA!



WWW.AUTO-OUT.COM

Contest Winners Illustrate Rewards of Being Responsible

NAHMA'S ANNUAL AHMA DRUG-FREE KIDS Calendar is more than an art project for the participants. It also encourages the children to set goals, emulate good role models and live a drug-free lifestyle. It provides scholarships not only to the contest winners but also to other dedicated students through the NAHMA Educational Foundation. Moreover, it is guaranteed to be a conversation starter in any office.

The calendars feature outstanding original artwork by children, seniors and adults with special needs living in affordable multifamily housing. The underlying message for the NAHMA's annual AHMA Drug-Free Kids poster and art contest is always a drug-free theme. Still, NAHMA wanted to open the door for more avenues of expression, so a subtheme is incorporated into the poster contest. This year's subtheme was *With Responsibility Comes Reward: Holding Ourselves Accountable*.

Angie Montero, an 11th-grader from Miami, Fla., is the grand prizewinner in NAHMA's annual AHMA Drug-Free Kids poster and art contest. The talented artist's creation appears on the cover of NAHMA's 2022 calendar. Angie, 17, also receives an all-expenses-paid trip to Washington, D.C., for a future NAHMA Biannual Top Issues in Affordable Housing conference, as well as a scholarship of \$2,500 from the NAHMA Educational Foundation.

The poster contest is open to children and senior residents 55 years or older who live in a community of a NAHMA or a local AHMA member company, as well as residents with special needs who live in a permanent supportive housing community or Section 811 community of a NAHMA or a local

AHMA member company. Typically, the contest draws hundreds of participants nationwide.

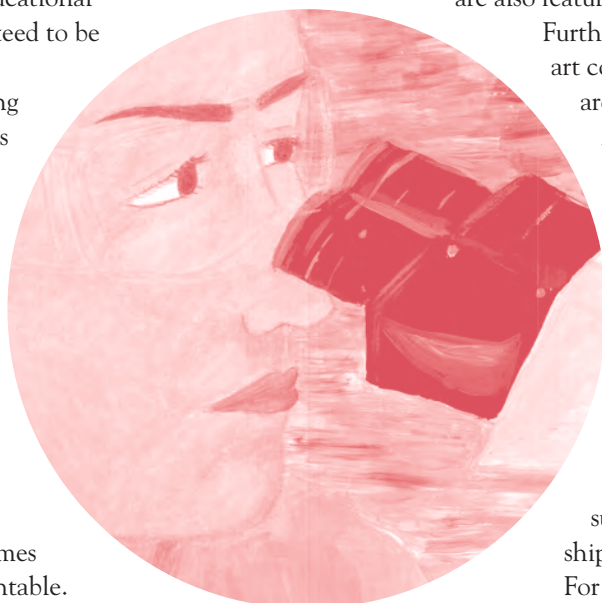
Regardless of the entry category, each national winner of the NAHMA contest receives a \$1,000 educational scholarship from the NAHMA Educational Foundation. All winners are also featured in the 2022 calendar.

Furthermore, participants in the annual art contests held by the local AHMAs are eligible to be selected as Regional AHMA Art Contest Honorable Mentions. Those chosen for this distinction are featured in a special section of the NAHMA 2022 Drug-Free Kids Calendar and receive a \$100 scholarship check.

The original winning grand-prize artwork was auctioned at the Educational Foundation virtual gala, Nov. 4, with the proceeds supporting the foundation's scholarship program.

For the contest, the artwork is divided into categories. For each grade category for children and the elderly and special needs levels, local AHMAs select up to three winning posters, which can consist of photographs, websites, computer art, or other media. The AHMA winners are then sent to NAHMA for consideration in the national contest.

Calendars are available for purchase by downloading an order form at <https://www.nahma.org/wp-content/uploads/2014/05/2022-NAHMA-Calendar-Order-Form.pdf>. The cost is \$5.50, which is a Department of Housing and Urban Development and U.S. Department of Agriculture allowable project expense. There is a small shipping and handling fee for each calendar.



continued on page 20

2022 CALENDAR CONTEST WINNERS

CORDESIA A. DAVIS, 14

NINTH GRADE
SUNFLOWER LANE APARTMENTS,
CLARKSDALE, MISS.
THE MICHAELS ORGANIZATION
SAHMA

Life in a pandemic inspired the artwork on Cordesia's poster. "During the last year or so, everyone had to wear a face covering to be safe from the world. Kids were more vulnerable than adults and, we being the future, had a big responsibility." The future dentist likes dancing, riding her bike, and making funny videos with her sisters and brothers.

Her drug-free message: "To all my fellow peers and kids around the globe, do not use drugs. Drugs: they kill, steal and destroy. Stay safe."

PATRICIA A. FUNK, 63

SENIORS & RESIDENTS WITH SPECIAL NEEDS
ROCKWOOD VILLAGE APARTMENTS,
ROCKWOOD, TENN.
BENCHMARK MANAGEMENT
SAHMA

Patricia wanted to show the essence of being together and of helping each other in her poster. When she isn't creating paintings of the outdoors and animals, Patricia loves to take walks, listen to birds and nature, watch old movies of westerns and documentaries, and read books.

Her drug-free message: "Always believe in yourself. Holding oneself accountable, there's always reward of great views in relationships."

NIKKI GILLESPIE, 73

SENIORS & RESIDENTS WITH SPECIAL NEEDS
CARSON RETIREMENT RESIDENCE,
PITTSBURGH, PENN.
CONGREGATE MANAGEMENT SERVICES (CMS)
PAHMA

Nikki's sister was the inspiration behind her poster. "Just listening to her and all of the activities and volunteering that she does sparked my creativity." She enjoys sewing and baking.

Her drug-free message: "With every action, there is a consequence. Don't use drugs; it can ruin your life and the lives of those around you."

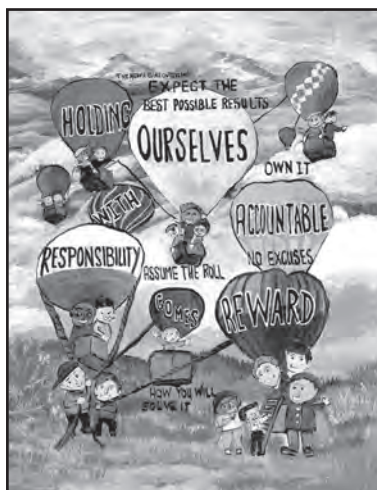
GRAND PRIZEWINNER

ANGIE MONTERO, 17

11TH GRADE
LAKESIDE TOWERS, MIAMI, FLA.
ROYAL AMERICAN
MANAGEMENT
SAHMA

Angie says everyone has their own place in the world, creating their own responsibilities. The events of the past year inspired her poster, saying, "With diseases and viruses, we rely on scientists and researchers to create cures and vaccines."

Angie enjoys all forms of art and creativity, ranging from painting, drawing, ceramics, and more. She also likes to exercise and stay active. When she grows up, she would like to be happy and successful in whatever path life decides to take her on and to do her best to make a difference in the world for the better. Her drug-free message: "Drugs are only a poison to your mind and body that leave you worse than when you started off. It's not worth the risk. Stay drug free."



PATRICIA FUNK

TIFFANY GUNAWAN, 9

THIRD GRADE
MARKET MILL APARTMENTS, LOWELL, MASS.
PEABODY PROPERTIES INC.
NEAHMA

Tiffany drew her poster because she wanted to be reminded about what happens at her school because, she says, school is very important to her. The future artist likes drawing, hanging out with her friends, and watching videos.

Her drug-free message: "Just don't do drugs!!! Doing drugs is not responsible. If you do drugs, you can't do the things you want to do."

SIMRAN K. HEYER, 11

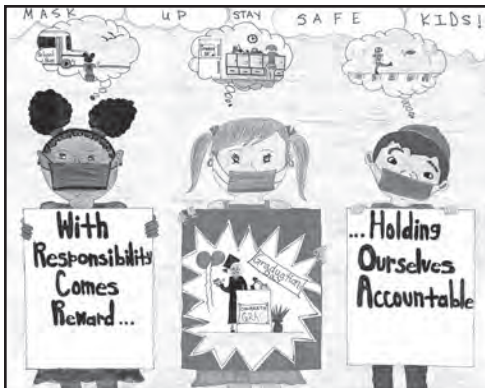
SIXTH GRADE
LOS ROBLES APARTMENTS, UNION CITY, CALIF.
EAH INC.
AHMA-NCH

Simran says seeing others do so well motivated her to do well on her poster and set up an example for the community. She

Keweenaw

ORDER YOUR CALENDAR TODAY!

WWW.NAHMA.ORG/WP-CONTENT/UPLOADS/2014/05/
2022-NAHMA-CALENDAR-ORDER-FORM.PDF



CORDESIA A. DAVIS



NIKKI GILLESPIE



TIFFANY GUNAWAN



SIMRAN K. HEYER



SUKHMANJIT K. HEYER



ALI KRAMEN

wants to be a plastic surgeon or actor, but in the meantime, Simran likes drawing, painting, reading books, gymnastics, helping seniors, and loving pets.

Her drug-free message: "Don't trade a beautiful life over drugs. Drugs take away the purpose of living."

SUKHMANJIT K. HEYER, 17

12TH GRADE
LOS ROBLES APARTMENTS, UNION CITY, CALIF.
EAH INC.
AHMA-NCH

Sukhmanjit's family was the biggest motivation for her poster. She likes cooking, playing basketball, and helping others. She wants to be a professional basketball player or a sports agent.

Her drug-free message: "My message is to stay away from them. They're not anything good."



LUCY LOPEZ

ALI KRAMEN, 55

SENIORS & RESIDENTS WITH SPECIAL NEEDS
COUNCIL GROVES APARTMENTS,
MISSOULA, MONT.
TAMARACK PROPERTY MANAGEMENT
ROCKY AHMA

Ali's property manager encouraged her to participate in the poster contest, and she says

this year's theme really spoke to her. She loves camping and road trips. At home, Ali reads, writes, plays guitar, and paints.

Her drug-free message: "Drugs, alcohol, and screens are often used to try to fill a void. Instead, for deeper happiness and meaning in your life, fill that emptiness with charity, honest work, and the people you love who love you."

LUCY LOPEZ, 12

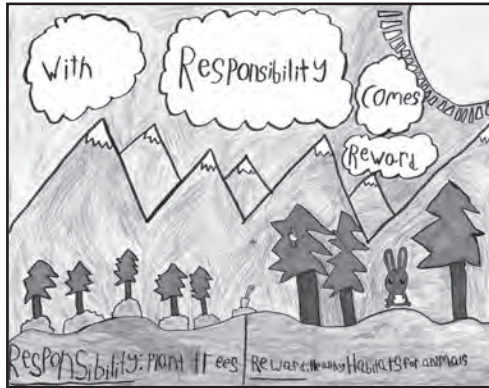
SIXTH GRADE
COUNCIL GROVES APARTMENTS,
MISSOULA, MONT.
TAMARACK PROPERTY MANAGEMENT
ROCKY AHMA

Lucy says her poster was inspired by her hope to save the environment. The future veterinarian likes softball and learning about animals.

Her drug-free message: "Don't do them!"

continued on page 22

2022 CALENDAR CONTEST WINNERS



RUBY LOPEZ



BRENDON MCKINNON



A'NIYAH MURPHY-BROWN

RUBY LOPEZ, 9

THIRD GRADE

COUNCIL GROVES APARTMENTS, MISSOULA, MONT.

TAMARACK PROPERTY MANAGEMENT

ROCKY AHMA

Ruby says drawing her poster was fun and that she wanted people to plant trees. She likes playing softball, basketball, and volleyball. One day, she wants to be a professional softball player.

Her drug-free message: "Don't do it!"

BRENDON MCKINNON, 18

12TH GRADE

COUNCIL GROVES APARTMENTS, MISSOULA, MONT.

TAMARACK PROPERTY MANAGEMENT

ROCKY AHMA

Brendon says he was inspired by just wanting to spread the word that responsibility is key. He enjoys playing video games, which he hopes to turn into a career as a professional gamer. He also thinks being a dentist would be fun.

His drug-free message: "Please don't do them; they're very harmful. Look for someone who will listen—family, friends, anyone will."

A'NIYAH MURPHY-BROWN, 9

THIRD GRADE

PLAZA MANOR, JACKSONVILLE, N.C.

WESTMINSTER COMPANY

SAHMA

A'Niyah says she always wanted to make the world a better place, and through her poster,



ARITHA PEAKS

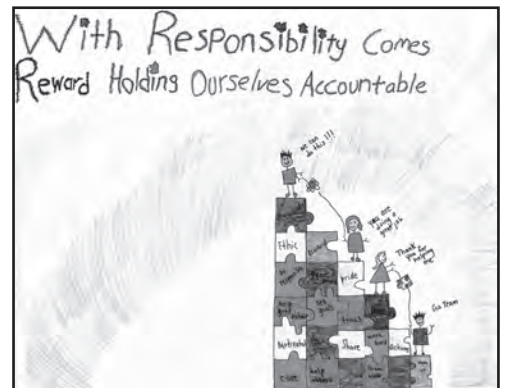
she wants to make people do the same thing. She enjoys drawing or creating something on the phone or a sheet of paper. She also likes playing basketball, even though she admits not being the best at it. "I just keep practicing." When she gets older, she wants to become a teacher to help kids learn like her teachers help her.

Her drug-free message: "Don't do them because they are bad for the body/health, and you will get sick and bring more and more people to the hospital, and you could overdose, and that could also cause you to die."

ARITHA PEAKS, 52

SENIORS & RESIDENTS WITH SPECIAL NEEDS COMMUNITY PROPERTIES OF OHIO, MICHIGAN SCHOOL, COLUMBUS, OHIO COMMUNITY PROPERTIES OF OHIO MAHMA

"What motivated me was to express everything that touches or matters in my life



JAKHARI SCOTT

to what touches or matters to everyone else in the world in one way or another." Aritha likes to express her love through cooking, sharing, and walking her dog.

Her drug-free message: "In order to access the mind's full ability, you must enrich it with healthy alternatives that will keep you focused on your goals."

JAKHARI SCOTT, 7

FIRST GRADE

NORTH HILLS MANOR, MERIDIAN, MISS.

THE MICHAELS ORGANIZATION

SAHMA

JaKhari says his poster was inspired by the fact that he, his brother, and his mom love doing puzzles. He likes playing basketball, Roblox and Legos. When he grows up, he wants to be a veterinarian because he especially loves dogs.

His drug-free message: "Don't do drugs because they are very bad for everybody."

Reward

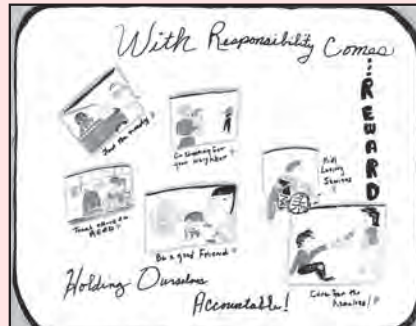
ORDER YOUR CALENDAR TODAY!

WWW.NAHMA.ORG/WP-CONTENT/UPLOADS/2014/05/
2022-NAHMA-CALENDAR-ORDER-FORM.PDF

HONORABLE MENTIONS

DEBORAH HOLT, 71

SENIORS & RESIDENTS WITH SPECIAL
NEEDS; CORNERSTONE VILLAGE,
PITTSBURGH, PENN.
MCCORMACK BARON MANAGEMENT
PAHMA



DEBORAH HOLT



ANA LUCIA MONTEMAYOR

JEAN MISTRETTA, 79

SENIORS & RESIDENTS WITH SPECIAL
NEEDS; LINWOOD MILL, WHITINSVILLE,
MASS.
PEABODY PROPERTIES INC.
NEAHMA



NOAH MERRITT



EMERY VASQUEZ

ANA LUCIA MONTEMAYOR, 14

EIGHTH GRADE; LAREDO MANOR, LAREDO,
TEXAS
PROSPERA HOUSING COMMUNITY
SERVICES
SWAHMA



JEAN MISTRETTA

EMERY VASQUEZ, 9

THIRD GRADE; LAS PALMAS GARDENS
APARTMENTS, SAN ANTONIO, TEXAS
PROSPERA HOUSING COMMUNITY
SERVICES
SWAHMA

Annual NAHMA Meeting Moves Online

More than 135 members and affordable housing insiders attended the NAHMA Biannual Top Issues in Affordable Housing virtual fall conference, Oct. 19-22.

The virtual panels concentrated on the pressing issues facing affordable housing as well as educational sessions on pandemic- and diversity, equity and inclusion-related topics.

Featured speakers included Jon Boba, managing director of Pearl Meyers, presenting highlights from the NAHMA-sponsored affordable housing management compensation and benefits survey; David Smith, CEO of the Affordable Housing Institute and chairman of Recap Real Estate, presenting the Future Intersection of Health and Housing in a Pandemic and Post-Pandemic World; several top officials from the departments of Housing and Urban Development (HUD) and Agriculture presenting the latest news and policies from HUD, REAC/NSPIRE, Rural Development; and more.

PHOTOS BY NAHMA STAFF

Mark your 2022 NAHMA Drug-Free Kids calendars now, the NAHMA Biannual Top Issues in Affordable Housing winter conference is March 9-11.

TOP PHOTO: HUD Secretary Marcia Fudge shares a video message with the attendees of the NAHMA October meeting.

BOTTOM: Alexis Dunfee, vice president of development at Wallick Communities; Larry Keys Jr., director of government affairs at NAHMA; Margaret Miller, senior vice president for development at The John Stewart Company; and Mel Hudson, construction manager at CSI Support and Development, lead the Navigating Development and Rehab Deals in a Disrupted Market panel.



Thank You to Our October Meeting Sponsors

PLATINUM

Buyers Access
HD Supply Multifamily Solutions
USI Insurance Services

GOLD

RealPage; ResMan; Yardi

SILVER

Auto-Out

BRONZE

Dauby, O'Connor & Zaleski LLC

Thank You to Our NAHMA Educational Foundation Gala Organizers

Stefanie Lee, Gemi Ozdemir, Karin McGrath Dunn, Amber Day, and Carlita Mendez

NAHMA Welcomes Newly Elected Board of Directors

Directors (new): Amy Albery

Directors (reelected): Jasmine Borrego, Melissa Fish-Crane and Angie Waller

Many Thanks to Outgoing Board Member Jim Nasso

NAHMA Educational Foundation Welcomes Newly Elected Board of Directors and Officers

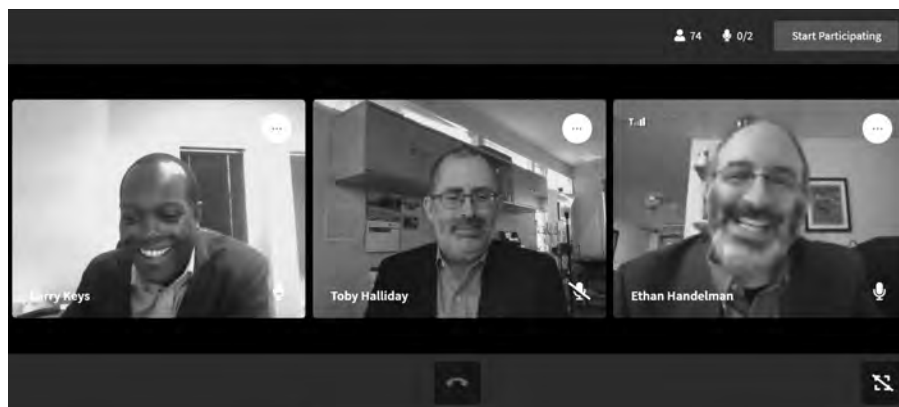
Directors (new): Justin Ackerman, Kasey Archey, Rue Fox and Nancy Hogan

Officers: Alicia Stoermer Clark, chair; and Anthony Sandoval, vice chair

Directors (reelected): Amber Day, Stefanie Lee, Carlita Mendez and Diane Smith

Many Thanks to Outgoing Foundation Board Members

Gemi Ozdemir, Karin McGrath Dunn and Daria Jakubowski, and outgoing chair Alice Fletcher, who remains on the board as a director



TOP: Jon Boba, managing director at Pearl Meyer, leads the Pearl Meyer Affordable Housing Management Compensation and Benefits Survey Presentation.

MIDDLE: Larry Keys Jr., director of government affairs at NAHMA, hosts Toby Halliday, director of the Office of Asset Management and Portfolio Oversight and Ethan Handelman, deputy assistant secretary for the Office of Multifamily Housing, during the HUD Leadership and Multifamily Agency Staff Panel.

BOTTOM: The Diversity, Equity and Inclusion (DEI) Forum includes speakers Danielle Willis, senior vice president of employee engagement & chief diversity officer at National Church Residences; Noel Gill, executive vice president at Northwest Real Estate Capital Corp.; Gianna Richards, president, Solari Enterprises Inc., Sonya Brown, vice president of property management at National Church Residences, and host Kris Cook, executive director at NAHMA.

Educational Foundation's Virtual Gala Helps Support Scholars

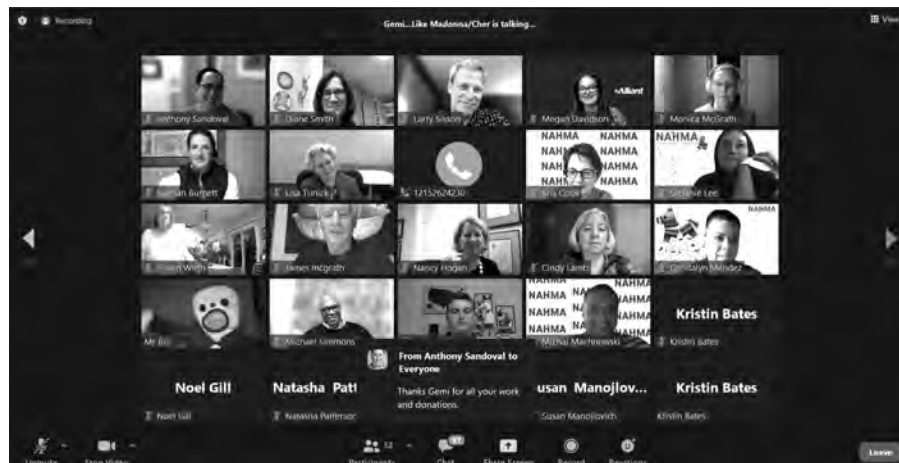
The 2021 fundraising campaign culminated with the NAHMA Educational Foundation's annual gala, which was a virtual event themed as a PiNAHMA Party on Nov. 4. The gala serves as the primary public fundraising event for the foundation, with proceeds going to the scholarship program. Thanks to donors, this year's event raised \$450,000.

In keeping with the theme, anyone who donated \$2,500 received a pinata delivered to their door. The gala featured music, games, silent and live auctions, testimonials from scholarship recipients, and even a guest appearance from Mr. Bill, from vintage Saturday Night Live lore.

The NAHMA Educational Foundation awarded 87 scholarships this year. Each scholarship was worth \$3,500, which means a total of \$304,500 will help deserving residents of affordable housing continue their educational pursuits.

When the first scholarships were awarded in 2007, the foundation awarded a total of \$22,000 divided among 22 scholars. With this year's scholars class, the foundation will have given away more than \$2.2 million over the program's lifetime.

The foundation's scholarship program has come a long way since its launch. It continues to grow in the number of residents receiving financial assistance to pursue their post-high school educations and in the amount these residents receive. **NN**



TOP: The NAHMA Education Foundation's virtual gala attracted more than 30 participants, including Mr. Bill in the bottom left-hand corner.

MIDDLE: Sherry Truhlar of Red Apple Auctions leads the live auction.

BOTTOM: Lisa McCarroll, CEO at Navigate Affordable Housing Partners, provides a video message about the importance of the scholarship program while showing off her pinata, which was sent to everyone who donated \$2,500 or more. Navigate donated \$250,000 to the foundation this year.

NAHMA, Pearl Meyer Release 2021 Affordable Housing Compensation Survey Report

NAHMA and Pearl Meyer recently released the 2021 NAHMA Affordable Housing Compensation Survey report, which provides affordable housing real estate companies with current information on key organization metrics and compensation program structure/design characteristics. In addition, competitive compensation levels are provided—both 2020 actual awards and 2021 target opportunities—for 170 positions. A sample of the report is available on the NAHMA website under the About Us tab. The full report can be purchased by



A sample of the report is available on the NAHMA website under the About Us tab. The full report can be purchased by visiting the NAHMA page on the Pearl Meyer website, <https://www.pearlmeyer.com/nahma-affordable-housing-compensation-survey>.

visiting the NAHMA page on the Pearl Meyer website.

Jon Boba, managing director, Pearl Meyer, presented highlights and trends from the NAHMA sponsored 2021 survey as part of the virtual NAHMA Biannual Top Issues in Affordable Housing Fall Conference, Oct. 19-22.

A total of 71 companies participated in the survey. Participating companies are provided with valuable data to benchmark compensation for employees working in the affordable housing industry as well as various facets of real estate. If you wish to take part in next year's survey, contact Davis Steinbrecher at davis.steinbrecher@pearlmeyer.com.

The sample report, which is free to all NAHMA-AHMA members, provides the overall average base salary and total compensation for each role presented in the survey. Also, the Pearl

Meyer survey team members are available as speakers for AHMA webinars and conferences to share insights on the survey findings.

Pearl Meyer is the leading advisor to boards and senior management on the alignment of compensation with organizational and leadership strategies, making pay programs a powerful catalyst for value creation and competitive advantage. The survey team provides organizations with accurate, on-point information supporting effective business decisions. Pearl Meyer's global clients stand at the forefront of their industries and range from emerging high-growth, not-for-profit, and private companies to the Fortune 500 and FTSE 350. The firm has offices in Atlanta, Boston, Charlotte, Chicago, Houston, London, Los Angeles, New York, Rochester, and San Jose. **NN**

NAHMA Scholarship Program Continues To Assist Residents

AS FALL TURNS TO WINTER, this year's NAHMA scholars are well underway with the fall 2021 semester. The NAHMA Educational Foundation reflects proudly on 15 consecutive years of awarding scholarships and begins to look forward to the 2022/2023 application period. This year, 87 scholarships were awarded, and for the first time, each scholarship was worth \$3,500 for a total of \$304,500. Throughout the program's history, over 1,000 scholarships have been awarded to 630 different worthy residents for a grand total in excess of \$2,250,000. Recipients can reapply from year to year as long as they are making satisfactory progress toward a degree and maintaining a strong grade point average. Students from 19 different AHMAs have benefited over the life of the program.

During the 2020/2021 school year, 29 NAHMA scholars graduated, raising the total number of NAHMA scholar graduates to 201 over the life of the program. Over 60% of all NAHMA scholars have a grade point average above 3.0, and most have a resume of outstanding and sustained co-curricular activities and/or community service.

"The foundation was especially pleased to escalate the value

of individual scholarships to \$3,500 this year since the effects of the COVID pandemic have had a major negative economic impact on many of our resident students. We are very happy we can be of assistance, just as we have for the past 15 years. Going forward, the foundation remains firmly committed to providing impactful scholarships to our residents," said NAHMA Educational Foundation acting chairperson Karin McGrath Dunn at the recent fall meeting.

An announcement regarding the release of the 2022/2023 application will be forwarded to all members after the first of the calendar year. Watch for it, and please make your residents aware of this terrific program! Anyone with questions or seeking additional information can contact Dr. Bruce W. Johnson, the NAHMA scholarship program administrator, at bjohnson@tmo.com. **NN**

This year, 87 scholarships were awarded, and for the first time, each scholarship was worth \$3,500 for a total of \$304,500.

HUD NEWS

THE OFFICE OF MULTIFAMILY HOUSING PUBLISHED THE MORTGAGEE LENDER announcing the required use of the FHA Catalyst: Multifamily Applications Module effective Dec. 10 for all electronic MAP application submissions. Mailed hard copies, USB drives, or emailed cloud storage service links will no longer be required or accepted for applications once the requirement is in effect. MAP Lenders can request access to the FHA Catalyst: Multifamily Applications Module by completing the FHA Catalyst Lender Access Request Form and emailing the completed form to FHACatalystMF@hud.gov. Lenders can also download the form and get more information on the FHA Catalyst: Multifamily Applications Module webpage.

THE OFFICE OF ASSET MANAGEMENT AND PORTFOLIO OVERSIGHT HAS MADE REVISIONS to the Housing Assistance Payment (HAP) Assignment form to clarify the roles of the various signatories in the HAP Assignment process. Going forward, the revised form must be used for all HAP Assignments, including those processed under Notice H 2012-25.

HUD will continue to process HAP Assignments that are underway. If the contract being assigned is administered by a contract administrator, HUD will require that the contract administrator sign the HAP Assignment form before HUD doing so.

HUD SECRETARY MARCIA FUDGE ANNOUNCED THE LAUNCH OF HOUSE AMERICA, a national partnership in which HUD and the U.S. Interagency Council on Homeless invite state, tribal and local leaders to partner with HUD to use the American Rescue Plan and other resources to re-house and create new housing for families experiencing homelessness.

By utilizing funding through the American Rescue Plan, including 70,000 emergency housing vouchers and \$5 billion in HOME Investment Partnership grants, resources through the CARES Act, the Consolidated Appropriations Act of 2021, and other state, tribal, and local resources, *House America* will assist state and local leaders in their efforts to re-house people experiencing homelessness and create additional dedicated housing units to address homelessness.

HUD'S OFFICE OF PUBLIC AND INDIAN HOUSING RECENTLY PUBLISHED NOTICE 2021-21049, announcing the continuation of the NSPIRE demonstration through April 30, 2023. This notice took effect as of Sept. 28. To view the notice, visit <https://www.nahma.org/wp-content/uploads/2021/09/NSPIRE-Notice-2021-21049.pdf>.

HUD RECENTLY PUBLISHED IMPLEMENTATION GUIDANCE FOR THE ADMINISTRATION OF HUD-VASH PROGRAMS. The guidance, Section 8 Housing Choice Vouchers: Revised Implementation of the HUD-Veterans Affairs Supportive Housing Program, provides requirements and procedures for project-based HUD-VASH programs, including on family and income eligibility, initial lease terms, mobility and portability, and case management services.

HUD ANNOUNCED THE RELEASE OF ITS CLIMATE ADAPTATION AND RESILIENCE PLAN. HUD is required to release the plan under President Joe Biden's Jan. 28 executive order directing federal agencies to assess climate risks to their operations.

HUD POSTED A MEMORANDUM THAT EXTENDS AND REVISES SEVERAL SUSPENSIONS AND WAIVERS OF HOME Investment Partnerships Program (HOME) regulations HUD previously issued in response to the COVID-19 pandemic. HUD originally published the waivers and program rule suspensions in April 2020 and updated the information in a memo issued in December 2020 that extended the waivers and exemptions through September 2021.

USDA NEWS

MULTI-FAMILY HOUSING ISSUED A STAKEHOLDER ANNOUNCEMENT, Construction Monitoring and Change Order Guidance, to outline the construction monitoring and change order process. A Production and Preservation Division, Processing and Report Review Branch (PRR) team member is assigned to monitor construction once closing is scheduled, and notification of the assignment can be expected via email with the team member's information to the project owner. If notification of the assignment has not been received, email Jonathan Bell at jonathan.bell@usda.gov.

Upon assignment, the PRR team member will be the primary point of contact for all construction monitoring and change order activities and will establish contact promptly with the interested parties.

Provided all construction documents have been reviewed and concurred by the agency, a preconstruction conference should be scheduled within one week after closing and must include the owner, project architect, contractor, PRR team member, agency architect (if available), and lender (if applicable). During the preconstruction conference, items to be addressed will include the payment application, change order, and site inspection process.

TO READ THE NOTICES below in their entirety, visit the issuing agency's webpage under the Agencies tab at [nahma.org](https://www.nahma.org). For all updates related to the COVID-19 coronavirus, visit the Coronavirus Information and Resources webpage at <https://www.nahma.org/coronavirus-information-and-resources/>.

Once construction has begun, complete payment application and change order packages are to be provided to a PRR team member for agency review and concurrence, if applicable. It is the responsibility of the PRR team member to work with the agency architect to complete the review. Generally, a determination of the agency review may be expected within 10 calendar days.

ON OCT. 13, RURAL DEVELOPMENT'S MULTIFAMILY HOUSING LEADERSHIP HELD A PARTNERSHIP MEETING providing a quarterly update about the American Rescue Plan, budget reconciliation, emergency management notifications,

upcoming Farm Labor Housing Workshops, and other pertinent information and updates. A copy of the presentation from that meeting is available by visiting https://content.govdelivery.com/attachments/USDARD/2021/10/25/file_attachments/1976258/MFH%20Partnership%20Meeting%20October%202021-%20508%20Compliant.pdf. Multifamily partnership meetings will continue to be held regularly, with the next meeting tentatively scheduled for Jan. 19, 2022, at 3 p.m. Eastern Time. A link to that meeting will be sent via GovDelivery at a later date. Interested members are encouraged to join the mailing list, <https://public.govdelivery.com/accounts/USDARD/sub>

scribe/new?topic_id=USDARD_1272, to receive future updates from Multifamily Housing.

FHFA NEWS

The Federal Housing Finance Agency (FHFA) proposed housing goals for Fannie Mae and Freddie Mac (the Enterprises) for 2022 to 2024. The proposed housing goals are designed to ensure the Enterprises responsibly promote equitable access to affordable housing that reaches low- and moderate-income families, minority communities, rural areas, and other underserved populations. NN

Three Great Books for Your Reading List



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

Green Housing: A Practical Guide to Green Real Estate Management

A great primer on green real estate management! It covers all the basic concepts for creating a green operation and maintenance plan. Perfect for owners, developers or managers who want to go green but have limited capital. **\$35 per copy plus \$5 shipping and handling.**

A Practical Guide to Housing Credit Management

NEWLY updated

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

Understanding Insurance and Risk Management

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

NAHMA

Looking Forward to New Adventures

AFTER 17 YEARS AT THE HELM OF SAHMA as its executive director, Daria Jakubowski has decided it is time to do other things. Her last day is Dec. 31. Betsy Eddy, SAHMA's associate director, has been tapped to take over as executive director.

"It's always exciting and challenging, but at some point, you have to leave to move forward," Jakubowski said. "I plan to devote time to volunteering and discovering what new adventures await."

Jakubowski and her husband of 38 years, Roman, plan to retire to north

at the National Association of Home Builders before returning to NAHMA in 2001 as deputy director. Jakubowski was approached by SAHMA leadership in 2004 to fill their executive director vacancy, where she has been ever since.

"After all those years moving around because of my husband's military career, he followed me here," she said.

At SAHMA, which operates in eight states and Puerto Rico, Jakubowski oversees the daily opera-



successfully," Jakubowski said. "Our virtual education and conferences exploded, and I know these online events will remain an important part of the services SAHMA provides. However, our community of members is ready to begin engaging in live events,

and SAHMA's plan is to return to in-person conferences and education in 2022."

Jakubowski said she has worked with many wonderful and dedicated affordable housing professionals, volunteers, and association staff. She is grateful for the mentors she has had along the way.

"I can truly say that it has been

a pleasure and a privilege to serve," she said. "My work as a member of the NAHMA Educational Foundation's Board of Directors has a special place in my heart. The scholarship program truly changes the lives of the residents our members serve. I am so pleased to have been able to contribute in a small way to the success of the foundation."

Jakubowski said of the many roles of her professional career, none have been more satisfying and rewarding than the one at SAHMA.

"I'm proud of the growth and change SAHMA has experienced during my tenure. I leave confident in the fact that SAHMA is poised to continue to do great things," she said. **NN**

Jennifer Jones is the director of communications and public relations for NAHMA.

"It's been an honor to have worked closely with 10 SAHMA presidents, and the many volunteers who have served and are currently serving on the Board of Directors and the countless other faithful volunteers without whom SAHMA would not be successful."

Georgia to live on Lake Hartwell. Jakubowski said she has been volunteering with a local arts foundation, and "they would love to have me take a more active role." And despite the many places she has lived as a military spouse, Jakubowski said there are still a couple of places she'd like to visit.

"We've been fortunate over the years to travel quite a bit and experience different cultures," she said.

Jakubowski began her association management career in the 1990s after moving to the Washington, D.C., area when Roman retired from the military and had a new career opportunity. In 1997, she joined NAHMA, where she managed the education/training and certification programs. She briefly left to work in the multifamily division

tions, supports the mission, and helps advance the association's strategic plan.

"It's been an honor to have worked closely with 10 SAHMA presidents, and the many volunteers who have served and are currently serving on the Board of Directors and the countless other faithful volunteers without whom SAHMA would not be successful," she said.

At the association, the focus is providing information, education and opportunities to connect the members and their partners through publications, sponsoring education and facilitating live conference events.

"Of course, the last couple of years, we pivoted to continue our mission in the virtual space, and I am very proud that our staff and members did that so

EDUCATION CALENDAR

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

EDITOR'S NOTE: Due to the evolving health recommendations due to the COVID-19 coronavirus, please contact the AHMA directly for the most up-to-date status of all in-person and virtual events and educational offerings.

DECEMBER

TBD

NEAHMA Holiday Meeting
NEAHMA
781-380-4344
www.neahma.org

2

Resolving EIV Discrepancies
Webinar
SAHMA
800-745-4088
www.sahma.org

7

Intermediate LIHTC Compliance
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticaahma.org

7-9

Tax Credit Compliance Course
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticaahma.org

8

Fair Housing 101: Fair Housing is Everyone's Responsibility
Webinar
JAHMA
856-786-9590
www.jahma.org

Income & Assets in Today's Tech Driven Economy
Live Webinar
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

Income Averaging

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

Understanding HUD Utility Allowance Procedures: Baseline and Factor0Based

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

9

Advanced LIHTC Compliance
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticaahma.org

Green Building Systems

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

14

Certified Professional of Occupancy (CPO) Certification: Accelerated
Virtual
SAHMA
800-745-4088
www.sahma.org

14-16

Three-Day CPO
Virtual
NEAHMA
781-380-4344
www.neahma.org

16

SHCM Exam Prep: Monitoring & Reporting Compliance
Webinar
SAHMA
800-745-4088
www.sahma.org

LIHTC Managing the Certification Process

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

JANUARY 2022

12

Tools to Completing & Understanding Your AFHMP
Webinar
SAHMA
800-745-4088
www.sahma.org

Time Management

Webinar
AHMA-PSW
866-698-AHMA (2462)
ahma-psw.org

12

COQ Made Easy
Webinar
AHMA-PSW
866-698-AHMA (2462)
ahma-psw.org

13

The Owner Handbooks-What You Don't Know Can Hurt You
Webinar
SAHMA
800-745-4088
sahma.org

18

Basic HUD Occupancy
Virtual
SAHMA
800-745-4088
sahma.org

20

Death of a Resident
Webinar
SAHMA
800-745-4088
sahma.org

Preparing for MOR

Webinar
SAHMA
800-745-4088
sahma.org

26

Membership Meeting Legal Update
Webinar
AHMA-PSW
866-698-AHMA (2462)
ahma-psw.org

FEBRUARY

9

Fair Housing for Managers
Webinar
AHMA-PSW
866-698-AHMA (2462)
ahma-psw.org

10

Fair Housing for Maintenance
Webinar
AHMA-PSW
866-698-AHMA (2462)
ahma-psw.org

12

Tools to Completing & Understanding Your AFHMP
Webinar
SAHMA
800-745-4088
sahma.org

13

The Owner Handbooks-What You Don't Know Can Hurt You
Webinar
SAHMA
800-745-4088
sahma.org

15-16

Fair Housing Certification (FHC)
Virtual
MAHMA
614-481-6949
mahma.com

17

Effective and Professional Email Communications
Webinar
AHMA-PSW
866-698-AHMA (2462)
ahma-psw.org

22

Preparing for a LIHTC Audit
Webinar
MAHMA
614-481-6949
mahma.com

MARCH

8

Calculations 101-Working with Unearned Income
Webinar
AHMA-PSW
866-698-AHMA (2462)
ahma-psw.org

22

Calculations 102-Working with Earned Income
Webinar
AHMA-PSW
866-698-AHMA (2462)
ahma-psw.org

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

thelastword

Looking Forward To Better Times



DURING THIS PERIOD OF COVID-19, NAHMA moved quickly to create ways to keep members up-to-date on constantly changing information and resources.

In response to the ongoing pandemic, we've now held three virtual meetings that have been well received. The most recent October conference was put together in less than 30 days when the outbreak of the Delta variant forced us to cancel the in-person meeting at the last minute.

The NAHMA Educational Foundation found a way to continue the scholarship program despite the challenges the pandemic placed in the way. The foundation also moved its biggest fundraiser of the year online in November and still raised more than \$450,000 for the scholarship program.

In response to social changes, we created a Diversity, Equality, and Inclusion Committee to review the organization's current protocols and recommend a DEI Policy and any other changes to ensure

it was recruiting a diverse membership and treating everyone fairly and with the respect they deserve equals.

The task force set to work, and by October 2020, NAHMA announced the adoption of the NAHMA Diversity, Equity, and Inclusion Policy Statement, which is located on the Overview webpage under the About Us tab at nahma.org. Besides the DEI statement, the NAHMA Board Member Agreement was updated to reaffirm the board member's commitment to upholding the association's DEI policies.

Additionally, the association is committed to having a DEI session at least once a year at one of its annual meetings. Moreover, the annual NAHMA Drug-Free Kids Calendar will include only the recognized federal holidays printed on the individual month pages while including a QR code that will take a user to a webpage that contains a more inclusive list of cultural and religious holidays beginning with the 2023 calendar.

And this is only a shortlist of all that we've accomplished.

I look forward to putting the pandemic behind us, or at the very least, creating a new normal that allows us all to resume in-person meetings again. I was fortunate enough to attend in-person gatherings at JAHMA and SAHMA, but I can't wait to visit the rest of the AHMAs.

I also look forward to restarting our in-person advocacy work on Capitol Hill. Nothing is more powerful than our members visiting their elected officials and their staff to explain why the full funding of affordable housing programs is so important.

Thank you for your continued support of NAHMA and the numerous initiatives we are working on to advance the industry and ultimately improve the quality of life for the families we serve. **NN**

Michael Simmons, NAHP-e, is senior advisor and chief business development officer and broker of record for Community Realty Management Inc., and serves as NAHMA president.