

NAHMANews™

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

NAHMA Salutes Developers and Managers at the Forefront of Affordable Housing

Alexandria, Va., Sept. 22, 2022 — The National Affordable Housing Management Association (NAHMA) announces the winners of its annual Affordable Housing [Vanguard Awards](#). These awards recognize newly developed or significantly rehabbed affordable multifamily housing communities that showcase high-quality design and resourceful financing.

The excellence exhibited throughout these multifamily developments belies the notion that affordable housing cannot be assets to their communities. Vanguard Award winners deliver powerful proof that affordable housing done well can transform neighborhoods as well as the lives of individual residents.

Winners of the Affordable Housing Vanguard Awards will be recognized at an awards ceremony at the NAHMA Biannual Top Issues in Affordable Housing 2022 Fall Conference in October in Washington, D.C.

The 2022 winners are:

Vanguard Award for New Construction

*Small Property (less than 100 units)

Avena Bella II, Turlock, Calif.; Management Company: EAH Inc.; Owner: Avena Bella II LP, Turlock, Calif.

*Large Property (more than 100 units)

Broadway Cove // 735 Davis Street, San Francisco, Calif.; Management Company: The John Stewart Company; Owner: BRIDGE Housing // The John Stewart Company, San Francisco, Calif.

Vanguard Award for Major Rehabilitation of an Existing Rental Housing Community

Royal Oak Manor Co-op, Royal Oak, Mich.; Management Company: CSI Support & Development Services; Owner: Royal Oak (CSI) Non-Profit Housing Corporation, Warren, Mich.

Vanguard Award for Major Rehabilitation of a Historic Structure into Affordable Rental Housing

The Machon, Swampscott, Mass.; Management Company: Peabody Properties Inc.; Owner: B'nai B'rith Housing, Brighton, Mass.

The Vanguard Awards:

- Demonstrate that exceptional new affordable housing is available across the country;
- Demonstrate that the affordable multifamily industry is and must be creative and innovative if such exceptional properties are to be built given the financial and other challenges to development;
- Highlight results of the private/public partnerships required to develop today's affordable housing; and
- Share ideas for unique design and financing mechanisms with industry practitioners to further stimulate creative development in the affordable multifamily industry.

The judges of this year's Vanguard Awards were distinguished NAHMA members from across the country: Noel Gill, NAHP-e, SHCM, CPO, executive vice president of Northwest Real Estate Capital Corp.;

Jim McGrath, SHCM, NAHP-e, chairman of the board of PRD Management Inc.; Gianna Richards, SHCM, NAHP-e, president of Solari Enterprises Inc.; and Timothy Zaleski, SHCM, NAHP-e, immediate past president of NAHMA.

About the winners:

Avena Bella II, located in Turlock, Calif., comprises 61 apartment homes—22 two-bedroom units and 17 three-bedroom units—for extremely low, very low- and low-income individuals and families. Twenty-nine of the 61 apartments are designed as accessible for persons with mobility, special needs, and visual or hearing impairments. Households containing at least one person with such impairment have priority for those units.

In addition, Avena Bella II is a LEED-certified community that features access to a shared swimming pool, a picnic area, drought-resistant landscaping, bicycle storage, a community garden, and a play structure that is surrounded by a picnic area and an Astroturf play area which supports a reduction in water usage.

Programming for the community has been instrumental in its effort to maximize resident engagement. Its “Stay Well” spring focus engaged residents in an active life through various new ongoing programs, including a morning walking club, in-person Zumba classes, and monthly youth and family game days. The resident services department pairs these active living opportunities with educational material shared with families. During these activities, resident services discuss and share healthy recipes, mental health information and access.

Additionally, education continues to be a priority with weekly youth homework assistance and activities. Tutoring sessions are offered for kindergarten-sixth grade students, and high school youth support and re-engagement are now on the rise.

Avena Bella II recently celebrated its residents throughout May 2022 with resident appreciation activities weekly. The goal is to continue providing activities and services that fulfill and support the resident’s individual well-being, personal growth, and overall residency.

The vision behind **Broadway Cove and 735 Davis** was to repurpose public lands to achieve their highest potential, creating a multigenerational, mixed-income housing community along with neighborhood-serving retail space that enhances and compliments the existing neighborhood.

Located a block from the Embarcadero in San Francisco’s Northeast Waterfront Historic District, Broadway Cove and 735 Davis provide 178 new affordable housing units, on-site child care and neighborhood-serving retail space. Together, the properties create an innovative, affordable and inclusive community serving residents ranging from formerly homeless seniors to moderate-income families—those earning between 80%-120% area median income (AMI). Over 30 of Broadway Cove’s 125 apartments are supported by Project-Based Section 8 Vouchers that house residents of the HOPE SF Potrero public housing site who have accepted the opportunity to relocate. 735 Davis’s 53 apartment homes for seniors include apartments set aside for formerly homeless individuals and are available for seniors earning 30%-70% of AMI, with 28 units supported by city-sponsored subsidy programs to ensure deeper affordability.

The many amenities available to residents include a community room with a full kitchen, on-site resident services, bike parking, on-site laundry, a second-floor terrace at Broadway Cove, and a

landscaped rooftop at 735 Davis with a lounge terrace. The two developments collectively feature approximately 9,800 square feet of retail/commercial space for neighborhood-serving uses, including a 55-slot mixed-income child-care center operated by the YMCA of San Francisco. There is also a 9,500-square-foot mid-block public walkway publicly accessible between the two sites, with landscaping and seating. The Chinatown YMCA provides resident services at Broadway Cove and Lutheran Social Services offers supportive services for the seniors at 735 Davis.

CSI developed **Royal Oak Manor (ROM)** Co-op in 1973, using the Department of Housing and Urban Development's Section 236 program. The 243-unit property maintains a 50-unit Section 8 contract, with the remaining units charging average rents of \$458. The residents cooperatively manage ROM with professional support from CSI. The project is in downtown Royal Oak, Mich., a thriving, walkable community. This service-rich neighborhood is excellent for seniors: full-service shopping, including grocery, pharmacy, medical, and public transportation are steps away.

Promoting social interaction was factored into the project design. On floors 2-11, common area balconies were enclosed to provide larger community floor lounges, and on the first floor, a multipurpose room with a library was added. These new meeting areas provide adequate meeting spaces for ROM's volunteer leadership, thus promoting the property's cooperative management system. A "sundry" shop was created where the building volunteer leadership offers basic home essentials, cold beverages, and nonperishable food items.

The project's design also enhanced resident safety and improved access to social services, ensuring residents can safely age in place. Two service coordinator offices were constructed in convenient first-floor locations. An e-call system connecting to central third-party monitoring was installed. A new project van with a wheelchair lift will be purchased for the building's residents. The building's wellness room was expanded, and new commercial-grade exercise equipment was purchased to encourage resident health and wellness.

Another innovative project feature was the intense focus on redesigning the building's HVAC system to improve energy efficiency and resident comfort. This new system is estimated to reduce energy costs by 16% in just the first year of operations.

The Machon, in Swampscott, Mass., began as a large masonry building built in 1920 (with an addition constructed in the 1960s) that served as the Machon Elementary School and provided education to local children for 87 years. The school fell into disrepair and was shuttered in 2007 due to budgetary issues.

In 2016, B'nai B'rith Housing (BBH) was selected by the Swampscott Board of Selectmen to redevelop the former school into 38 one-bedroom units of senior affordable rental housing. Permits were received in the fall of 2017, and state funding was approved in July 2019, clearing the way for construction to begin. In June of 2021, construction was complete, and lease-up began for a fully occupied building in August 2021.

The redevelopment of the newly named The Machon apartment community preserved the original 1920s building, replaced the 1963 addition, and featured landscaped site design emphasizing a strong green connection between the site, the neighborhood, and public open space. The original architectural details were preserved, and a brand-new addition was created. Each apartment home was designed with seniors in mind.

Community amenities at The Machon include a community room with a grand fireplace, a library and screening room, laundry facilities, a mailroom, and a fitness center.

A full-time on-site service coordinator connects residents to area resources and service providers and facilitates social, cultural, and wellness activities. Some of these programs include biweekly “Coffee Hours” with guest speakers such as community service agencies and the Swampscott Police Department, weekly chair yoga and tai chi, fun holiday events, Brunch & MOMosa’s—a Mother’s Day event, Spring Fling and monthly birthday cards.

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

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