

# NAHMA News

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

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## HUD Issues HOTMA Final Rule

The Department of Housing and Urban Development (HUD)'s Office of Multifamily Housing Programs published a draft of the Housing Opportunity through Modernization Act of 2016 (HOTMA) final rule.

According to a one-page summary of the final rule issued by HUD, HOTMA was signed into law on July 29, 2016, amending many aspects of Multifamily Housing programs, as well as programs administered through the Offices of Public and Indian Housing and Community Planning and Development. HOTMA was intended to streamline processes and reduce burdens on housing providers. On Sept. 17, 2019, HUD issued a proposed rule to update its regulations according to HOTMA's statutory mandate. The final rule, published on Jan. 9, 2023, considers public comment received on the proposed rule and provides additional

**HOTMA was intended to streamline processes and reduce burdens on housing providers.**

guidance for implementing Sections 102, 103, and 104 of HOTMA.

Section 102: Changes requirements related to income reviews for the Public Housing, Housing Choice Voucher (HCV), and Section 8 Project-Based Rental Assistance (PBRA) programs.

Section 103: Modifies the continued occupancy standards of Public Housing residents but does not apply to Multifamily Housing programs.

Section 104: Sets maximum asset limits for eligibility and continued assistance in the Public Housing, HCV, Section 8 PBRA programs. It does not apply to Section 202/8, 202/811 PRAC, 202/162 Project Assistance Contract (PAC), 811 Project Rental Assistance (PRA), or Senior Preservation Rental Assistance Contract (SPRAC) programs.

The Section 8 PBRA, including Rental Assistance Demonstration, Section 202/811 PRAC, 202/8, 202/162 PAC, SPRAC, and Section 811 PRA programs, will see changes due to HOTMA, according to the summary.



For more resources and information about this final rule, please visit the Office of Multifamily Housing Programs' HOTMA webpage, [https://www.hud.gov/program\\_offices/housing/mfh/hotma](https://www.hud.gov/program_offices/housing/mfh/hotma), or email [MFH\\_HOTMA@hud.gov](mailto:MFH_HOTMA@hud.gov) with specific questions.



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# All Things Affordable Housing Take Center Stage

NAHMA WRAPPED UP A WINTER meeting in March that attracted more than 165 members. The multiday event, March 8-10, focused on panels concentrating on the top issues facing affordable housing, including a Communities of Quality Awards winners panel discussion and the Industry and AHMA Awards ceremony.

Attendees got to hear the best practices utilized by this year's COQ Awards winners during a panel discussion led by NAHMA Chair of the Board Larry Sisson that featured Sandy Cipollone representing Moorhead Manor Apartments, winner for Exemplary Family Development; Carole Rowell representing Stanfill Towers, winner for Exemplary Development for the Elderly; Anna May Stroyek representing Kershaw Commons, winner for Exemplary Development for Residents with Special Needs; and Brandon Hegland representing Towers at Kuhio Park, winner for Outstanding Turnaround of a Troubled Property. To learn more about these fantastic properties, visit the COQ Awards Program webpage under the Awards & Contest tab at nahma.org.

Of course, the meeting allowed members to hear the latest from representatives of the Department of Housing and Urban Development, the U.S. Department of Agriculture, and other experts.

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

The highest honor we bestow, the NAHMA Industry Statesman Award, was given to affordable housing leaders, mentors, and long-time association supporters: Nancy Evans, who recently retired as CEO of CSI Support & Development, and Johrita Solari, board chair-chief visionary officer of Solari Enterprises Inc. For more on the night's other winners, visit page 17.

Our next meeting is in October and will feature the Vanguard Awards honorees. The October meeting also includes the annual Educational Foundation fundraiser and poster auction. So mark your calendar now and plan to be in Washington, D.C., Oct. 24-26.

Speaking of the Vanguard Awards, there is still time to finalize your award application before the June 2 deadline.

The Vanguard Awards recognize new and significantly rehabbed, quality multifamily affordable housing development. The awards pay tribute to developers of high-quality affordable housing; demonstrate that exceptional new affordable housing is available across the country; illustrate the creativity and innovation that must be present to create excellent properties given the financing and other challenges to development; highlights results of 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. To learn more about the awards, visit page 28. **NN**

Kris Cook, CAE, is chief executive officer of NAHMA.

### KEY CHANGES TO MULTIFAMILY

**Definitions:** HOTMA amends the definitions of family and earned income.

raises the imputed asset threshold from \$5,000 to \$50,000, adjusted annually for inflation.

tion on an annual basis.

### Self-Certification of Assets:

HOTMA permits owners to accept self-certification of net assets if estimated to be equal to \$50,000, adjusted for inflation on an annual basis, or less.

**HOTMA states that owners are no longer required to use EIV to verify tenant employment and income information during an interim reexamination.**

**Enterprise Income Verification (EIV):** HOTMA states that owners are no longer required to use EIV to verify tenant employment and income information during an interim reexamination.

**Hardship Relief:** HOTMA creates hardship relief provisions for child care, health and medical care, and attendant care and auxiliary apparatus expense deductions.

**Imputed Asset Income:** HOTMA

**Income and Asset Exclusions:** HOTMA codifies additional income and asset exclusions.

**Income Reviews:** HOTMA creates a 10% adjusted income increase/decrease threshold for conducting Interim Reexaminations.

**Mandatory Deductions:** HOTMA increases the elderly/disabled family deduction to \$525. The dependent deduction and the elderly/disabled family deduction will be adjusted for infla-

### HOTMA IMPLEMENTATION

According to the summary, all provisions for Multifamily Housing programs will become effective on Jan. 1, 2024. Owners must implement the revised regulations for all tenant income certifications effective Jan. 1, 2024, and after. HUD said additional guidance will be forthcoming about the timing of submitting the Jan. 1, 2024, certifications to TRACS. **NN**

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# Recap: Senate Banking Committee Hearing on the State of Housing 2023

IN FEBRUARY, THE SENATE COMMITTEE ON Banking, Housing and Urban Affairs held its first hearing in the new Congress, focusing on the State of Housing. Committee Chairman Sen. Sherrod Brown (D-OH) stated, “We chose the state of housing because that is, to me, the No. 1 priority on this committee.” The witnesses included Dr. Christopher Herbert, managing director of Harvard Joint Center for Housing Studies; Dr. Robert Dietz, chief economist and senior vice president for economics and housing policy for the National Association of Home Builders; and Lance George, director of research and information for the Housing Assistance Council.

## RENT CONTROL

Sen. Tim Scott (R-SC), the new ranking member of the committee, focused on renters who continue to be impacted by policies that forbid landlords, including so-called “mom-and-pop landlords,” from setting rents at market rates. The senator focused on how rent control or rent stabilization depresses supply, exacerbates discrimination, reduces quality and safety, and makes housing less affordable. Witnesses described how rent control-type policies act as a tax on supply in the long run. Scott agreed that they’re counterproductive if the ultimate solution is adding additional supply, whether it’s rent control or other harmful regulatory policies that show up at the local level. The ultimate consequence is that such policies drive production elsewhere.

## EXCLUSIONARY ZONING

Chairman Brown discussed regulatory cost burdens and estimated that a quarter of the purchase price of a typical

newly built single-family home is due to various regulatory costs. This burden can be even more significant for apartment buildings due to delay costs and zoning issues. Growing regulatory obligations, such as exclusionary zoning practices, have made it very difficult to build entry-level housing for first-time homebuyers. Scott agreed and stated that exclusionary zoning is uniquely and specifically a local issue many parts of the country face. “The truth is, though, that we need to be able to bifurcate our responsibilities versus somebody else’s—the truth of the matter is some things need to be challenged on the local level, not here in Washington,” Scott said during the hearing.

## ACCESS TO TRANSPORTATION AND EMPLOYMENT

Sen. Robert Menendez (D-NJ) questioned witnesses on the challenges of connecting affordable housing to good-paying jobs and why affordable housing is increasingly located in areas away from job centers, forcing many workers to pay higher transportation costs or work fewer hours. A report by the Department of Housing and Urban Development (HUD) described how low-income families who lived away from employment centers spent 40% of their income on transportation costs.

## RENTER PROTECTIONS

Sen. Elizabeth Warren (D-MA) discussed the need for increased investments in housing and highlighted the American Housing and Economic Mobility Act, which she introduced last year. The bill would seek to control the cost of renting or buying a home by leveraging federal funding to build around 3 million new

housing units—bringing down rents for lower-income and middle-class families by 10%, according to an independent analysis from Moody’s Analytics. However, she also stated that the problems renters face go far beyond the supply issue.

“The severe shortage of homes paired with the growing persistence of greedy corporate landlords has made this problem worse and put housing out of reach for many families,” Warren stated before the Committee.

Warren had already urged the White House to cap rent increases on millions of units in properties with government-backed mortgages, including those guaranteed by Fannie and Freddie.

## SOURCE OF INCOME DISCRIMINATION

Sen. Chris Van Hollen (D-MD) discussed voucher discrimination and the reintroduction of his legislation, the Family Stability and Opportunity Vouchers Act. “I can talk about the challenges that we continue to face where some homeowners discriminate against those who are using vouchers. Obviously, if we’re going to work to try to make sure that there are more opportunities here, we need to make sure that people aren’t discriminating against those who are using a voucher as part of their rent payment. ... I’m happy to look at both a requirement that people not discriminate based on the source of income, but also what are some of the carrots that you think that need to be applied?” he said. **NN**

*Michal Machnowski is manager of government affairs for NAHMA.*

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# VAWA Resources Available; Industry Comments

**T**he Department of Housing and Urban Development (HUD) announced new resources to advance housing protections for survivors of domestic violence, dating violence, sexual assault, and stalking under the Violence Against Women Act (VAWA). The resources include a new VAWA website, <https://www.hud.gov/vawa>; a Notice to Public Regarding FHEO Enforcement Authority and Procedures: Violence Against Women Act 2022 (VAWA) setting out HUD's enforcement authority under VAWA; and up to \$5 million in funding

opportunities to provide VAWA training and technical assistance to HUD grantees and other stakeholders. On March 15, 2022, President Joe Biden signed the Violence Against Women Act Reauthorization Act of 2022, which enhances housing protections for survivors applying for and living in units assisted by HUD programs.

Under VAWA, applicants and tenants of specific HUD rental assistance programs may not be denied housing, evicted or have their housing assistance terminated because they have experienced domestic violence, dating violence, sexual assault or stalking. Additionally, survivors must be able to access remedies, such as requesting an emergency transfer for safety reasons related to the violence.

The newly launched webpage, which serves as a clearinghouse for HUD's VAWA resources, features frequently asked questions on VAWA housing protections, VAWA trainings, related forms and legal authorities, and referrals to direct services for survivors.

According to the HUD press release, VAWA 2022 protects an individual's right to call emergency services and report crime from their homes—mean-

ing that families do not have to fear losing their housing if they need to call 9-1-1. The protections also ensure that individuals do not fear retaliation from their housing provider for exercising their rights under VAWA or assisting others, including filing VAWA complaints.

Further, in the notice published on Jan. 20, HUD establishes that the department will implement and enforce VAWA in a way that provides the same rights

**Under VAWA, applicants and tenants of specific HUD rental assistance programs may not be denied housing, evicted or have their housing assistance terminated because they have experienced domestic violence, dating violence, sexual assault or stalking.**

and remedies as those provided under the Fair Housing Act. The press release said HUD's Office of Fair Housing and Equal Opportunity (FHEO) could exercise discretion to investigate alleged or suspected non-compliance with VAWA, similar to how it may do so under the Fair Housing Act. VAWA also requires federal agencies, including HUD, to establish a process to review compliance with the applicable requirements in VAWA. To the extent possible, HUD will identify existing compliance review procedures that allow for such reviews, including those currently administered by FHEO.

Additionally, HUD announced a notice of funding opportunity for the department's Community Compass Technical Assistance and Capacity Building Program (NOFO). The NOFO includes up to \$5 million awarded to Technical Assistance Providers that will provide VAWA trainings, technical assistance, and support to housing providers, grantees, and other stakeholders.

## INDUSTRY COMMENTS

In late December, NAHMA was one of 10 industry partners that filed joint com-

ments in response to HUD seeking comments on implementing the new rules and form revisions for data collection included in the VAWA reauthorization signed into law last March. HUD solicited comments on five key questions. Of particular interest to the affordable housing industry were questions 4 and 5.

1. Whether the proposed collection of information is necessary for the proper performance of the functions

of the agency, including whether the information will have practical utility;

2. The accuracy of the agency's estimate of the burden of the proposed collection of information;

3. Ways to enhance the quality, utility, and clarity of the information to be collected;

4. Ways to minimize the burden of the collection of information on those who are to respond; including through the use of appropriate automated collection techniques or other forms of information technology, e.g., permitting electronic submission of response; and

5. HUD seeks comment on the implementation of the requirement that covered housing providers must keep a record of all emergency transfers requested under its emergency transfer plan and the outcomes of such requests and that such data must be reported to HUD annually. Specifically, is HUD's list of potential outcomes adequate or are there outcomes that should be added or modified? Further, HUD proposes to collect data on the "length of time" for emergency trans-

*continued on page 10*

fers to be implemented. Should a covered housing provider only measure from when the emergency transfer was requested to approval/denial and/or should it be measured to the move-in date? If a victim is issued a Housing Choice Voucher (HCV) because of their emergency transfer request, should the length of time be measured from request to voucher issuance and/or lease-up date? Should covered housing providers be able to explain the circumstances that affected the length of time for emergency transfers (e.g., the victim turned down offered units due to safety concerns?)

“Our industry is committed to providing high-quality, affordable and safe homes. We believe that preserving housing for victims of domestic violence, dating violence, sexual assault, and stalking is critically

important. Therefore, we strongly support the goals of the Violence Against Women Act and appreciate the opportunity to comment on HUD’s prospective guidance and regulations,” the joint industry letter stated. “Our organizations actively participated in the legislative development of VAWA, the regulatory implementation of the 2005 Act, the reauthorization in 2013, and the reauthorization in 2022. Throughout the process, we have worked to ensure that the act provided important protections for survivors of domestic violence while balancing the needs of survivors, their communities and housing providers alike. As such, we are offering comments

## INDUSTRY RESPONSES

*Feedback on HUD Form Numbers: HUD-5380, HUD-5381, HUD-5382, and HUD-5383*

**HUD-5380 Notice of Occupancy Rights:** The industry letter said the revisions to this form are an improvement and are easily readable. Further, the question-and-answer format will assist residents in understanding what is required of them to assert their rights.

**HUD-5381 The Model Emergency Transfer Plan:** The industry said HUD has attempted to improve this form, and the addition of drafting notes are helpful. “However, we are concerned that

housing providers cannot rely on the model plan to be fully in compliance with the law. The law requires that ‘each appropriate agency shall adopt a model emergency plan for use by public housing agencies and owners and managers of housing assisted under covered housing programs.’ The intent was to make it easier for housing providers to comply with VAWA. HUD’s template requires each provider to reinvent the wheel. This is not our definition of a “model” plan. As provided in our comments on the 2015 proposed rule, we recommend HUD provide a model plan for each applicable program (vouchers, PBRA, HOME, Public Housing, etc.) that, with minor customization, can be effectively used,” the letter stated.

alistic to adopt each model plan by program. “We believe the minimum number of hours to tailor HUD’s model plan to each applicable program is 24 hours. We recommend removing the confusing check boxes under number 9 (NOTE). Bullets would be more appropriate,” according to the letter.

## Emergency Transfer Reporting

The letter said housing providers could keep a master file of requests, their outcomes, and three years recordkeeping duration. “However, our members are concerned about the requirement to submit an annual report to HUD. We recommend HUD review this information during the Management and Occupancy Reviews (MORs) performed at assisted housing sites and record/log the information in the appropriate HUD database. For PHAs

administering the voucher program, HUD should coordinate the submission of such data with other data collection requirements and again record in the appropriate HUD database,” the letter said.

## Question 5

In regards to HUD’s list of potential outcomes, the industry comments said the list of potential outcomes is adequate in regard to HUD’s list of potential outcomes.

Furthermore, the comments said, “The measure of length of time should be based on the initial request and approval/denial decision or voucher issuance. A measurement, based on move-in-date or lease-up date, would be an inaccurate reflection of the housing providers obligations, as we do not have control over when the tenant can move.”

According to the comments, housing providers should not be required to explain the circumstances that affected the length of time for emergency transfer but should be able to offer that voluntarily for HUD to document. **NN**

**“We believe that preserving housing for victims of domestic violence, dating violence, sexual assault, and stalking is critically important.”**

important. Therefore, we strongly support the goals of the Violence Against Women Act and appreciate the opportunity to comment on HUD’s prospective guidance and regulations,” the joint industry letter stated. “Our organizations actively participated in the legislative development of VAWA, the regulatory implementation of the 2005 Act, the reauthorization in 2013, and the reauthorization in 2022. Throughout the process, we have worked to ensure that the act provided important protections for survivors of domestic violence while balancing the needs of survivors, their communities and housing providers alike. As such, we are offering comments



## AVAILABLE RESOURCES

- VAWA website: <https://www.hud.gov/vawa>
- Grant Opportunity, <https://www.grants.gov/web/grants/view-opportunity.html?oppld=345644>
- FHEO-2023-01: Notice to Public Regarding FHEO Enforcement Authority and Procedures: Violence Against Women Act 2022 (VAWA), <https://www.hud.gov/sites/dfiles/FHEO/documents/FHEO-2023-01-%20FHEO%20VAWA%20Notice.pdf>



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# Biden Budget Proposes Funds for Housing

**O**n March 9, President Joe Biden released his proposed budget for fiscal year (FY) 2024, including more than \$175 billion to expand the housing supply, improve access to affordable rental options and homeownership, lower housing costs and advance efforts to end homelessness.

To preserve and increase the housing supply while lowering costs, the budget includes the following:

- \$28 billion to expand the Low-Income Housing Tax Credit (LIHTC) to boost the affordable housing supply for low-income renters. Specifically, the budget would permanently increase the allocation of tax credits states receive. It also reduces the private activity bond financing requirement from 50% to 25% to leverage more private capital into LIHTC deals and build more affordable housing units. It also repeals the qualified contract provision and right of first refusal provision—both of which allowed some owners of LIHTC units to exit requirements to keep rents at affordable levels.

- \$7.5 billion in mandatory funding for new Project-Based Rental Assistance contracts.

- \$1.8 billion for the HOME Program, an increase of \$300 million over the 2023 enacted level, to construct and rehabilitate affordable rental housing and provide homeownership opportunities. In addition, it would also provide \$258 million to support 2,200 units of new permanently affordable housing specifically for the elderly and persons with disabilities, supporting the administration's priority to maximize independent living for people with disabilities.

- \$10 billion for planning and housing capital grants to incentivize state and local jurisdictions to expand supply and

increase housing choice by reducing barriers to affordable housing development. The grants will help jurisdictions identify and remove barriers to affordable housing in their communities, such as restrictive zoning and burdensome permitting processes.

- The budget would also increase funding by \$283 million above the 2023 enacted level for the Department of Agriculture's multifamily housing programs. This would allow the Biden administration to reduce rent burdens for low-income borrowers while also increasing the resiliency of rural housing to the impacts of climate change through a proposal to require energy and water efficiency improve-

ments and green features in housing construction.

The president's budget request is the first step in the annual appropriations process. Using the budget request as a foundation, the House of Representatives and the Senate will each begin to develop their own budget resolutions and appropriations packages in the coming weeks and months.

To view a statement by HUD Secretary Marcia Fudge on the proposed budget, visit [https://www.hud.gov/press/press\\_releases\\_media\\_advisories/ HUD\\_No\\_23\\_049](https://www.hud.gov/press/press_releases_media_advisories/HUD_No_23_049). For more information on the president's FY 2024 budget, visit <https://www.whitehouse.gov/omb/budget/>. **NN**



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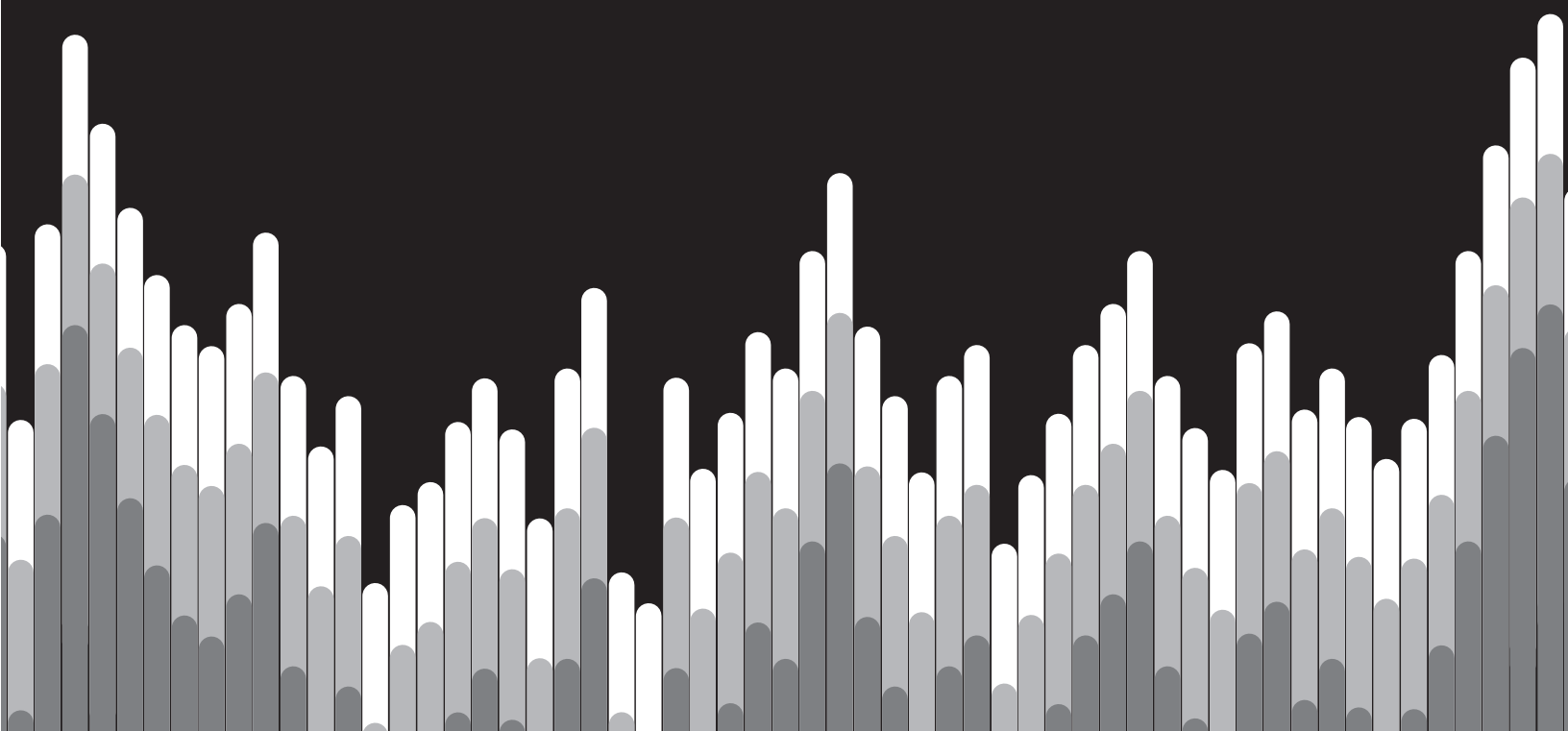


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# NAHMA

# HUD Proposes Changes to Section 8 Renewal Contracts

The Department of Housing and Urban Development (HUD) issued an advanced notice of proposed rulemaking to standardize Section 8 requirements and contract renewals. The comment period closed on April 6. Additionally, HUD issued the 60-Day Notice of Proposed Information Collection: Section 8 Renewal Policy Guidebook. The comment period closed on Feb. 6.

## SINGLE-FORM RULEMAKING

In February, HUD published the Advance Notice of Proposed Rulemaking Section 8 Project-Based Rental Assistance: Standard Program Regulation and Renewal Contract.

Per the notice, the Office of Multifamily Housing Programs (MFH) sought comments regarding an initiative in which MFH, in partnership with owners, tenants, and other program stakeholders, would move toward a single Section 8 program regulation and single contract form for renewal of project-based Section 8 Housing Assistance Payments (HAP) contracts under section 524 of the Multifamily Assisted Housing Reform and Affordability Act of 1997.

To reduce regulatory complexities, MFH foresees a single Section 8 project-based rental assistance program regulation consisting of a standardized set of Section 8 program requirements and a single form of section 524 renewal contract. MFH will subsequently issue a proposed rule after reviewing the comments. At that time, MFH will accept further public comments on the proposed standard program regulation. MFH was particularly interested in public comments addressing the following topics: reserve for replacement, rehabilitation, project finances, HUD enforcement, vacancy payments, scope, renewal options, and other comments. At press time, NAHMA intended to comment on the advance notice of proposed rulemaking.

For details of the notice, visit [\[register.gov/d/2023-02181\]\(http://register.gov/d/2023-02181\).](http://federal-</a></p></div><div data-bbox=)

## INFORMATION COLLECTION

The Section 8 Renewal Policy Guidebook explains the various options available under MAHRA for the renewal of expiring project-based Section 8 contracts and the adjustment of contract rents and establishes related administrative policies. Forms included in the information collection are used in the renewal and contract rent adjustment processes. For example, listed forms are used to establish market rents; amend rents; request renewal of a Section 8 contract under MAHRA; and ensure the acceptable operation of properties assisted under a Section 8 Housing Assistance Payments (HAP) contract.

The information collection includes a new form titled "Assignment, Assumption, and Amendment of Assignment, Assumption, and Amendment of Section 8 Housing Assistance Payments (HAP) Contract" (form HUD-5988). In addition, HUD sought input on using the new form required for the full assignment of a HAP contract.

This notice sought comments on the following: whether the proposed collection of information is necessary for the proper performance of the functions of the agency, including whether the information will have practical utility; the accuracy of the agency's estimate of the burden of the proposed collection of information; ways to enhance the quality, utility, and clarity of the information to be collected; and ways to minimize the burden of the collection of information on those who are to respond, including through the use of appropriate automated collection techniques or other forms of information technology, e.g., permitting electronic submission of responses.

For details, visit [federalregister.gov/d/2022-26452](http://federalregister.gov/d/2022-26452). **NN**

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# NAHMA Members Pay Tribute To the Industry's Best

NAHMA members and guests gathered in March to honor the annual AHMA and Industry Awards winners as part of the NAHMA Biannual Top Issues in Affordable Housing Winter Conference in Washington, D.C. Gianna Richards, president, Solari Enterprises Inc., served as the master of ceremonies.

## NAHMA INDUSTRY STATESMAN AWARD

*Given annually to NAHMA Executive Council members either in or nearing retirement, in recognition of many years of outstanding leadership and service to NAHMA.*



**Nancy Evans** recently retired as CEO of CSI Support & Development, headquartered in Warren, Mich. She spent her entire professional life at CSI after earning a bachelor's degree in general business in 1986. Evans was a stay-at-home mom of two children until her husband developed multiple sclerosis, so they switched roles. While at CSI, she earned her master's in accounting. She has always supported continuing education and training, not only for herself but for the rest of the staff, as a way to stay on top of all the changing rules and regulations.

Her career marks an unmatched commitment to advancing affordable housing, and her service to NAHMA has been tireless over the years. Evans joined the NAHMA Board of Directors in 2013 and served as its secretary from 2017-2021. Beginning in 2010, she has held leadership positions on the NAHMA Budget & Finance, Federal Affairs, and TRACS and Contract Administration committees.



**Johrita Solari** and her husband, Bruce, founded the California-based Solari Enterprises Inc. to create a working environment where a high level of ethics and integrity are maintained. With drug use rampant in the 1980s, she organized a poster contest for the children living in the communities they managed, extolling the benefits of being drug-free.

The contest eventually became NAHMA's Annual Drug-Free Kids Poster and Art Contest. Over Solari's career, she has dedicated time and energy to a variety of industry organizations, such as being a past president and founding member of NAHMA, past president of the California Housing Conference, member of the National Association of Home Builders and Southern California Association of Non-Profit Housing, and past president of AHMA-PSW. She also assisted in establishing several AHMAs across the country. Solari has served

on every NAHMA committee, including as the president from 1994-1995. Additionally, she served as a board member of NAHMA's Educational Foundation. In 2015, Johrita and Bruce Solari were honored to receive the foundation's inaugural Inspire Award.

## NAHMA CHAIR'S AWARD (FORMERLY THE PRESIDENT'S AWARD)

*Given annually by NAHMA's chair of the board for outstanding leadership or other contribution to NAHMA and the affordable multifamily housing industry.*



**Michael Simmons**, in 1972, responded to an advertisement for a property management firm in Pleasantville, N.J., called U.S. Home Management. In 1974, a segment of the firm evolved into Community Realty Management, and the rest, as they say, is history.

He worked his way through the company, serving as director of operations, vice president, executive vice president, president, and CEO for 16 years.

Despite retiring in 2019 and being named CEO emeritus, Simmons said at the time: "I plan to continue in the industry. It is something I enjoy. I like the relationships. At least for a few more years, anyway. I plan to stay actively engaged."

His two-year term corresponded with the COVID-19 pandemic, and under his leadership, NAHMA moved quickly to create ways to keep members up-to-date on constantly changing information and resources, including regular conference calls for members, which continue. The association took steps to create online educational opportunities in a short amount of time; and held three successful virtual conferences.

Simmons also continued the work started by his predecessor in terms of Diversity, Equality, and Inclusion policies, which has resulted in changes to ensure NAHMA was recruiting a diverse membership and treating everyone fairly and with the respect they deserve equals.

In addition to being a NAHP-e, he holds a Certified Property Management designation from IREM and is a licensed real estate broker in four states. He has served on the Atlantic City and County Board of Realtors, was a long-term member of the Federal Housing Advisory Board for IREM, and has served as national

president of IREM and president of the IREM Foundation. He also served on the Drexel University Real Estate Management & Development Advisory Board. Mike joined NAHMA's Board of Directors in 2012 and served as a vice president from 2015-2018. Simmons will go in the NAHMA history books as its final president from 2021-2022 since, in October 2022, the association's Executive Council voted to rename the position chair of the board.

### NAHMA INDUSTRY ACHIEVEMENT AWARD

*Given annually to a NAHMA Executive Council member who has contributed significant or noteworthy leadership or other contributions to NAHMA within the past year or two.*



**Michael Alexander** has served in the housing industry since 1980, beginning on the conventional side until 1994. In 1994, he began his career in affordable housing and immediately became a member of AHMA East Texas. Alexander served on the board of directors during that time and as president for two years. In 2007, Dean Newton asked Alexander to join him as the new execu-

tive director, a position he held until he retired in October 2022. He has had the privilege of serving AHMA East Texas these past years, organizing education programs, and serving as the AHMA representative for NAHMA for five years. Alexander worked with NAHMA on the Education Committee and as a nationally certified trainer. As a former property manager, he has a unique perspective on the needs of our front-line managers and was able to share that experience with other directors. AHMA East Texas is nationally known for training front-line staff.



**Amber Day** and **Stefanie Lee** were recognized with the award for their commitment of time, energy and leadership these past several years in making the NAHMA Educational Foundation annual fundraising gala a resounding success. Their leadership resulted in an incredibly successful gala, which

significantly increased the foundation's ability to provide deserving residents living in affordable housing with meaningful scholarships to advance their educational goals and the opportunity for them and their families to move toward financial self-sufficiency. Both ladies joined the NAHMA Educational Foundation board in 2019. Additionally, Day serves on the Affiliates Committee as its chair.

**Jo Ann McKay** was the best kind of leader—so capable and effective that you often didn't realize she was leading the situation in the moment. Whatever the job or challenge, she just "got it done" with efficiency, positive energy, and a smile.

Through the legacy of McKay's leadership, JAHMA is a highly respected, influential and well-run AHMA providing excellent value and



benefits to its members through its conferences, trainings, advocacy and networking. She also helped lead the JAHMA Foundation to become a powerhouse in raising funds for student scholarships.

Her career marked an unparalleled commitment to advancing quality affordable housing for Americans in need, and her service to JAHMA, PennDel AHMA and NAHMA over the years. McKay's tireless support was instrumental in the success of the organizations.

Her legacy impact on JAHMA is beyond measure and will extend far into the future, with her daughter, Laura Spataro, serving as executive director.

Spataro is an extremely capable leader in her own right, and she has the added benefit of learning directly from one of the industry's best.

### NAHMA COMMUNITIES OF QUALITY AWARD

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



**Michael's Management**, headquartered in Camden, N.J., received the 2022 NAHMA Industry Award for having the most newly certified Communities of Quality in 2022.

### AHMA OF THE YEAR

*Given to AHMAs using criteria such as size, number of members, success in membership recruitment, membership retention, education and training course attendance, financial stability, and other factors.*

**Large: SAHMA**, which serves eight states, plus Puerto Rico and the U.S. Virgin Islands, had an 84% renewal rate, added 17 new members and welcomed back 31 members who rejoined the association in 2022. The opportunity for virtual and in-person certification courses allowed SAHMA to offer four Certified Professional of Occupancy, two Accelerated Certified Professional of Occupancy, and six Fair Housing Compli-



ance Certification courses. SAHMA offered one SHCM Prep series of webinars for students to complete the coursework required for the SHCM designation and two Tax Credit plus SHCM exam courses. SAHMA hosted seven in-person state conferences and trade shows throughout the spring and the in-person Leadership Conference in August.



**Medium: JAHMA**, serving New Jersey, has continued to increase membership, welcoming four new executive members companies, 24 property members and six vendor members over the last year. This year, JAHMA leadership continued to stay connected virtually but focused on expanding in-person events ranging

from breakfast meetings to education courses and the annual Spring Management Event conference. The JAHMA Foundation Annual Scholarship Golf Outing was held in conjunction with the Spring Management Event. With proceeds from sponsorships and contributions made at the golf outing, it was announced that The JAHMA Foundation would reach a momentous milestone in 2022 with over \$1 million in scholarships distributed since the program's inception.



**Small: Rocky Mountain Heartland AHMA** over the past year, the AHMA expanded from its original six states of Colorado, Utah, Wyoming, Montana, South Dakota and North Dakota to include Kansas,

Missouri, Iowa and Nebraska. The association used virtual and in person formats for educational opportunities offering over 20 live webinars, three in person training classes, and moved forward with its annual conference for the first time since 2019. The AHMA also provides an on demand training library and two self paced online courses. The AHMA attempted a live streaming option in conjunction with one of its in person classes, with unexpected success.

### AHMA COMMUNITIES OF QUALITY PROGRAM AWARD

*Given to AHMAs according to size that have a substantial number of COQ awards in their area, demonstrate support for the program, and introduce new or innovative activities.*



**SAHMA** saw seven properties qualify as nationally recognized Communities of Quality since November 2021. In all, SAHMA has 612 COQ member properties. Additionally, seven SAHMA member companies have

received the corporate designation. The association markets the program through social media posts, marketing, and at its state conferences and leadership conference. It prominently recognizes the properties participating at each state conference by devoting a page in the on-site agenda to the COQ program. The AHMA also provides specially designed ribbons for participants to wear at conferences.

### AHMA INNOVATION AWARD

*Given in recognition of a new program, service, or activity that an AHMA began sometime in late 2021 or 2022.*

**Large: SAHMA** successfully implemented and completed the first year of its SAHMA Leadership Academy with 19 graduates in the inaugural class.



The SAHMA Leadership Academy offers the SAHMA community a challenging and engaging learn-

ing experience. It is designed to engage and support staff at any level in their organization through an enriched experience of shared learning with colleagues, guest coaches and facilitators. Through the program, participants gain knowledge of who they are as a person and as a leader; individualized growth opportunities through coaching; tangible tools to help them further develop their skills; the confidence to lead and grow others around them; a realization that leaders are found at all levels of organizations; an understanding of trends, changes, and innovation in affordable housing; and valuable relationships within SAHMA membership.

**Joint: JAHMA & PennDel AHMA:** In the last quarter of 2021, both the JAHMA and PennDel AHMA executive boards realized that virtual learning as a viable option for continuing education and affordable housing training was an aspect of its training models that was not fully realized. To expand, the AHMAs joined their education and training committees together to form an on-demand learning option for members. JAHMA and PennDel AHMA established a marketing plan and set to work on the first 10 featured courses. For two months at a time, 10 courses are offered. Members must sign up on their respective AHMAs' websites. Once registered and paid, the member will receive an email with instructions on accessing their chosen course. Each registrant has 14



days to complete their selection and will receive a certificate of completion specific to their completed course. **NN**

# NAHMA Members Gather In the District

THE NAHMA BIENNIAL TOP ISSUES IN AFFORDABLE HOUSING WINTER conference drew more than 165 members and affordable housing insiders March 8-10. The multiday event featured panels focused on the top issues facing affordable housing, a Communities of Quality Awards celebration and winners panel, and the Industry and AHMA Awards ceremony.

The association's next event is the Biennial Top Issues in Affordable Housing Fall Conference, Oct. 24-26, in Washington, D.C. **NN**

PHOTOS BY LARRY FALKOW



CLOCKWISE FROM TOP LEFT: Ethan Handelman, deputy assistant secretary for HUD's Office of Multifamily Housing, and Larry Keys Jr., NAHMA vice president of government affairs, lead a panel discussion. Representatives from the four Communities of the Quality prizewinning properties share their experiences and lessons learned during the panel discussion. Todd Puhl of National Church Residences (NCR), Christina Garcia Sanchez of NCR, Dion O'Brien of Watchtower Security, Megan Davidson of Alliant Insurance, Connie Buza of WinnCompanies, Tricia Braniff of NCR, and Alberto Castillo of Better NOI, toast the winners at Industry Awards. Sonya Brown and Krista Mason, both from NCR, compare notes. David DeAugustine of Ingerman Corp. asks a question during one of the panel discussions. Keynote speaker Stockton Williams, executive director of NCSHA and Larry Sisson, NAHMA chair of the board, take a moment before a session.

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Spear Management  
TESCO  
The Community Builders Inc.  
The Schochet Companies  
Walton Community Services  
Wesley Living\*  
Westminster Company  
WinnResidential

*\*Housing Management Resources Inc., PRD Management and Wesley Living have achieved COQ Recognition status for 100% of their portfolios.*

# Proposed AFFH Rule Restores/Expands 2015 Rule

**T**he Department of Housing and Urban Development (HUD) has published a notice of proposed rulemaking implementing the Fair Housing Act's Affirmatively Furthering Fair Housing (AFFH) mandate, which directs the government to promote fair housing choice, eliminate disparities in housing, and foster inclusive communities. HUD sought public comment on this proposed rule; the comment period closed in early April.

According to HUD, "The proposed rule aims to remedy the effects of the long

housing analysis, emphasize goal-setting, increase transparency for public review and comment, foster a local commitment to addressing fair housing issues, enhance HUD technical assistance to local communities, and provide mechanisms for regular program evaluation and greater accountability, among other changes.

Under the proposed rule, every five years, program participants would submit to HUD for review and acceptance an "Equity Plan," which must be developed following robust community engagement, would contain their analysis

According to HUD, the proposed rule would then require program participants to incorporate goals and strategies from their accepted Equity Plans into subsequent planning documents (e.g., Consolidated Plans, Annual Action Plans, and Public Housing Agency Plans).

In addition, program participants would be required to conduct and submit to HUD annual progress evaluations that describe progress toward and/or any needed modifications of each goal in the Equity Plan. Both the Equity Plans and the annual progress evaluations would be posted online.

The proposed rule includes provisions that permit members of the public to file complaints with HUD if program participants are not living up to their AFFH commitments and various other provisions that enable HUD to ensure that program participants are held accountable for complying with this rule. **NN**

**"The proposed rule aims to remedy the effects of the long history of discrimination in housing..."**

history of discrimination in housing, will help to foster opportunity in communities across the country where every resident can thrive. In addition, this proposed rule meets President Joe Biden's call in his first days in office to fully enforce the Fair Housing Act, outlined in Memorandum on Redressing Our Nation's and the Federal Government's History of Discriminatory Housing Practices and Policies."

The proposed rule incorporates much of the framework of the 2015 AFFH rule, which was effective for only a short time before the previous administration dismantled it, and includes several refinements based on feedback HUD received from various stakeholders.

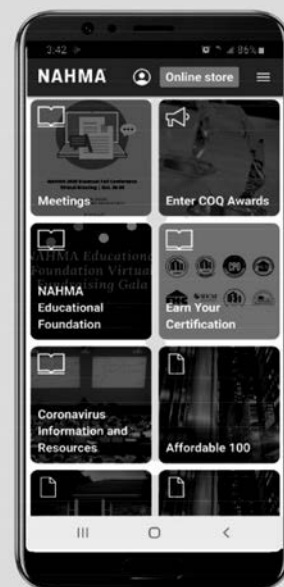
In particular, the proposed rule is designed to simplify the required fair

of fair housing issues confronting their communities, goals, and strategies to remedy those issues in concrete ways, and a description of community engagement.

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# Pair of Reports Focus On Homelessness

**T**he Department of Housing and Urban Development (HUD) and the Biden administration released reports on homelessness, focusing on causes and solutions.

HUD released the *2022 Annual Homeless Assessment Report (AHAR) Part 1* to Congress in two parts. Part 1 provides point-in-time (PIT) estimates, offering a snapshot of homelessness on a single night. The

one-night counts are conducted during the last 10 days of January each year, with extensions approved on a case-by-case basis. The PIT counts also estimate the number of people experiencing homelessness within

particular homeless populations, such as individuals with chronic patterns of homelessness and veterans experiencing homelessness.

The 2022 report compares with 2020 data because many communities were considerably impacted by COVID-19 during the 2021 PIT count and did not conduct an unsheltered PIT count. The 2020 PIT estimate included both sheltered and unsheltered homelessness. In addition, the report compares 2022 data to data from 2010, the first year the federal government set a national goal to end homelessness.



- Read *2022 Annual Homeless Assessment Report Part 1*, <https://www.huduser.gov/portal/datasets/ahar/2022-ahar-part-1-pit-estimates-of-homelessness-in-the-us.html>.
- Read *All In: The Federal Strategic Plan to Prevent and End Homelessness*, <https://www.usich.gov/fsp>.

The Biden administration released a federal plan to end homelessness in America with the ambitious goal of reducing homelessness by 25% by 2025. According to the White House, “*All In: The Federal Strategic Plan to Prevent and End Homelessness* builds on the success of previous plans and will do more than any previous federal effort to systemically prevent homelessness and combat the systemic racism that

582,000 people experienced homelessness across the United States in 2022. Sixty percent stayed in sheltered locations—emergency shelters, safe havens, or transitional housing programs. At the same time, 40% resided in unsheltered locations such as on the street, abandoned buildings, or other unsuitable places.

2. Unsheltered homelessness and chronic homelessness increased. There

**“The report found 582,462 people were experiencing homelessness on a single night in January 2022. COVID-19 and its economic impacts could have led to significant increases in homelessness; however, investments, partnerships and government agency outreach resulted in only a .3% increase in the number of people experiencing homelessness from 2020 to 2022.”**

has created racial and ethnic disparities in homelessness.”

## **FIVE FACTS FROM ANNUAL HUD REPORT**

HUD released its AHAR Part 1 to Congress in December. In a press release, HUD stated, “The report found 582,462 people were experiencing homelessness on a single night in January 2022. COVID-19 and its economic impacts could have led to significant increases in homelessness; however, investments, partnerships and government agency outreach resulted in only a .3% increase in the number of people experiencing homelessness from 2020 to 2022.”

NAHMA released an analysis highlighting five key findings from the report.

1. From 2020 to 2022, the overall rate of homelessness remained nearly unchanged. On a single night, over

was a 3% increase in people experiencing unsheltered homelessness. Chronic homelessness among individuals has grown 16% since 2020.

3. Family homelessness, veteran homelessness, and youth homelessness decreased. Homelessness among families with children declined by 6%. Since 2010, unsheltered homelessness among families with children has declined 69%. Veteran homelessness decreased by 11%, consistent across sheltered and unsheltered veterans. Lastly, homelessness among unaccompanied youth has declined by 12% since 2020.

4. An overrepresentation of people identifying as Black, African American, or African, and Indigenous people, including Native Americans and Pacific Islanders, are experiencing homelessness compared to the U.S. population. People who identify as Black made up just 12% of the total

U.S. population but comprised 37% of all people experiencing homelessness and 50% of people experiencing homelessness as members of families with children.

5. Pandemic-related investments were effective. The national inventory of beds for people currently or formerly experiencing homelessness increased by 11% between 2020 and 2022. The largest increases in year-round inventory of any type occurred in emergency shelters, with 28,548 more beds, rapid re-housing with 27,166 more beds, and other permanent housing, with 40,221 more beds. Within emergency shelter programs, the largest increase in inventory was for voucher-based beds, which

are often single-occupancy rooms in hotels or motels, as opposed to congregate facility-based beds, which increased by 243% between 2020 and 2022. This increase reflects a response to the COVID-19 pandemic, in which many communities made investments in non-congregate forms of shelter.

Additionally, AHAR concludes that the Emergency Rental Assistance (ERA) program likely prevented a substantial increase in deep housing insecurity and homelessness. Between the end of the Federal Eviction Moratorium in August 2021 and the point-in-time count in January 2022, HUD estimates just over 12 million renter households applied for and received

ERA. This is strong evidence for continued federal investment in emergency rental assistance and homelessness assistance programs.

The AHAR demonstrates the challenge ahead to combat and end homelessness nationwide. The report also noted that the full impact of the American Rescue Plan and HUD's House America initiative were not reflected in this report, given their 2022 rollout.

#### **SNAPSHOT OF ALL IN: THE FEDERAL STRATEGIC PLAN TO PREVENT AND END HOMELESSNESS**

In addition, the Biden administration released, *All In*, a federal interagency

*continued on page 24*

## Three Great Books for Your Reading List



To order, visit [www.nahma.org/store](http://www.nahma.org/store) or call Rajni Agarwal at 703.683.8630, ext.115. Quantity discounts available.

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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

plan to end homelessness in America. The U.S. Interagency Council on Homelessness (USICH) will oversee the plan's implementation. In an introductory letter, President Biden writes, "My plan offers a roadmap for not only getting people into housing but also ensuring that they have access to the support, services, and income that allow them to thrive. It is a plan that is grounded in the best evidence and aims to improve equity and strengthen collaboration at all levels."

NAHMA issued an analysis that provides a quick look at the summary of the national goal and future actions outlined in the plan.

#### **Ambitious National Goal:**

The goals of *All In* are to place the country on a path to end homelessness and establish a national goal to reduce the number of people experiencing homelessness by 25% by January 2025.

**Six pillars of *All In*:** The plan contains "three Foundations—equity, evidence, and collaboration—and three Solutions—housing and supports, homelessness response, and prevention—all of which are required to prevent and end homelessness." In the summary, each pillar of foundations and solutions has strategies that the federal government will pursue to facilitate increased access to housing, economic security, health, and stability.

Next year, USICH will begin public outreach by hosting webinars and other forums to help partners and communities implement *All In* at local, state, and federal levels. Members can get updates and learn more about resources, strategies, and actions to prevent and end homelessness on USICH's website, <https://www.usich.gov/fsp>. **NN**

# DOE Announces the Buildings Upgrade Prize

**T**he Department of Energy (DOE) launched the Buildings Upgrade Prize (Buildings UP), a climate action competitive prize focused on upgrading existing buildings nationwide to increase energy efficiency and reduce carbon emissions.

According to the press release, Buildings UP offers more than \$22 million in cash prizes and technical assistance to teams across America with winning ideas to accelerate widespread, equitable energy efficiency and building electrification upgrades.

According to DOE, upgrading existing buildings to efficiently run on clean energy will help address climate change. Solutions can be varied and may include adopting efficient electric equipment and appliances, including heat pumps and heat pump water heaters, as well as enhanced building efficiency through insulation and air sealing measures. These efforts will help reduce carbon emissions and energy costs while improving indoor air quality and occupant comfort.

In Phase 1 of Buildings UP, teams will submit innovative concepts to increase building energy upgrades, choosing to enter one of two pathways: "Equity-Centered Innovation" or "Open Innovation." Winning Equity-Centered Innovation teams focused on delivering upgrades to low- and moderate-income homes; small, disadvantaged businesses; and other equity-eligible buildings will receive \$400,000 in cash. Winning Open Innovation teams will receive

\$200,000 in cash. Winners from both pathways will also receive expert technical assistance and coaching to help bring their ideas to life.

Community-based organizations, state and local governments, Indian tribes, building owners, utilities, non-profit organizations, energy efficiency program implementers, and others are encouraged to collaborate and apply. Phase 1 opened for submissions on Feb. 18. All Phase 1 submissions are due by July 18.

Up to 50 application support prizes of \$5,000 and 10 hours of technical assistance are available to help new and under-resourced teams complete Phase 1 applications. The application support prize opened for submissions on Jan. 18 and will be awarded on a rolling basis until funds are expended.

Buildings UP is administered by the National Renewable Energy Laboratory and is part of the American-Made program, which fast-tracks innovation through prizes, training, teaming, and mentoring. Teams competing in Buildings UP will have access to the American-Made Network, connecting the nation's entrepreneurs and innovators to America's national labs and the private sector. Mentoring, tools, resources, and support through the American-Made Network help accelerate the transition of ideas into real-world solutions to achieve clean energy goals.

Buildings UP was developed and funded by the U.S. Department of Energy Building Technologies Office as part of its overall mission to reduce the carbon footprint of the U.S. building stock while maintaining or improving affordability, comfort, and performance.

Follow Buildings UP on HeroX.com for all prize-related updates. **NN**



#### **Resources**

- Buildings Upgrade Prize: [https://www.herox.com/BuildingsUP?utm\\_medium=email&utm\\_source=govdelivery](https://www.herox.com/BuildingsUP?utm_medium=email&utm_source=govdelivery)
- American-Made Network: [https://americanmadechallenges.org/?utm\\_medium=email&utm\\_source=govdelivery](https://americanmadechallenges.org/?utm_medium=email&utm_source=govdelivery)

# Thank You to NAHMA Educational Foundation Supporters

The NAHMA Educational Foundation thanks its generous supporters of 2022. Their contributions benefit postsecondary school scholarships to residents of NAHMA- and AHMA-member properties.

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# Learn To Be an Effective 21st-Century Leader

**N**AHMA, in cooperation with Brenda Harrington, founder of Adaptive Leadership Strategies LLC, is offering an entirely virtual program that combines small group learning with one-to-one coaching called NAHMA Emerging Leaders Learning Series (NELLS), beginning Aug. 3. It is designed to accelerate professional growth for the next generation of leaders in the affordable housing industry. Register for the program through the NAHMA Online Store at [nahma.org](http://nahma.org); space is limited.

NELLS is designed for senior managers and executives. The program focuses on three dimensions: leading yourself, leading teams, and providing business leadership. Through group sessions and individual coaching, each participant will learn how best to enhance their personal leadership competencies by developing the professional habits and skills needed to achieve desired outcomes.

The program is limited to a maximum of 15 participants, and the registration deadline is July 7.

NELLS is a blended program that combines the benefits of cohort learning with executive coaching.

In addition to three group sessions, each participant will have two one-on-one coaching sessions to tailor program content to their specific requirements. All sessions are conducted using the Zoom videoconferencing platform. Zoom software

is free of charge to participants and is activated with a simple and quick download.

"This is a different type of learning experience. It is participant-centered blended learning," Harrington said. "It requires a high level of interaction among participants during group sessions when the full learning cohort is convened. When we get to one-on-one coaching sessions, each participant will learn how to apply what he or she is learning to their unique and specific circumstances."

Each NELLS group session will address a leadership-related topic relevant to day-to-day business and operational challenges.

**NELLS is a blended program that combines the benefits of cohort learning with executive coaching. The program is limited to a maximum of 15 participants, and the registration deadline is July 7. In addition to three group sessions, each participant will have two one-on-one coaching sessions to tailor program content to their specific requirements. All sessions are conducted using the Zoom videoconferencing platform.**

The orientation and first session are Thursday, Aug. 3, from 2-4:15 p.m. Eastern. Session two takes place Thursday, Aug. 24, 2-3:30 p.m. Eastern, and the final session is Thursday, Sept. 14, 2-3:30 p.m. Eastern. The two 60-minute one-to-one coaching sessions will be scheduled individually with participants.

Results of participating in the NELLS program include improved effectiveness across three leadership dimensions: self, teams, and business; refined strategic communication skills; competencies for maximizing

team performance and adaptability; enhanced skills for cultivating individual team member competencies; and skills to help build your organization's capacity for managing uncertainty, complexity, and ambiguity.

Additionally, participants completing the program will be eligible for a free two-year associate membership with NAHMA.

This is the fifth year NAHMA and Harrington are teaming up for the NELLS training. Harrington said past participants have come to the course with varying degrees of participation readiness, but by session two, everyone embraces the concept.

"The program was organized and

presented in a way that was helpful for grasping new concepts," one participant wrote in an end-of-program survey last year.

The interactive, small group environment helps create a safe space for participants to develop trust.

"It gives them a way to explore different approaches than the ones they have been using," Harrington said. "The participants also get to learn from each other by doing some problem-solving exercises."

This type of interactive learning environment is one of the most effec-

tive methodologies for adult learning, leading to a higher retention level for participants developing non-technical skills than conventional training or seminar format, Harrington said.

A key component of adult learning is to be able to apply new knowledge in context. The one-to-one coaching sessions enable each participant to use the content discussed during group sessions in their specific work environment and circumstances.

“Through the one-on-one coaching, we are able to apply the lessons to the participant’s specific situation. It makes the lessons considerably more effective,” Harrington said.

Although there are no formal assignments, NELLs participants are expected to begin applying what they learn during group and one-to-one sessions, then be willing to speak in general terms about the impact of what they learn during subsequent sessions.

“The individual coaching sessions helped to enhance my knowledge of how I could incorporate concepts discussed during group sessions into my day-to-day activities,” a participant commented in the survey.

Class size is limited to five to 15 participants, and registration is first-come, first-served. Tuition is \$1,250 per person; NAHMA must receive full tuition payment by July 6.

Brenda Harrington, PCC, is a certified executive coach and former property management executive. The founder of Adaptive Leadership Strategies LLC, she works with leaders in private, public, nonprofit, government and intergovernmental entities to develop the professional competencies required for them to be effective 21st-century leaders. **NN**

## Scholarship Applications Must Be Submitted by May 12

**ON FEB. 10, THE NAHMA EDUCATIONAL FOUNDATION released the 2023 scholarship application. The deadline for submitting completed applications is 10 p.m. Eastern on May 12. Plenty of time remains for your resident/students to apply before the deadline. The application can be found at [nahma.communityforce.com](http://nahma.communityforce.com) and must be filed online. Only completed applications will be considered. Undergraduate and trade/technical students only are eligible to apply. In each of the last four years, more than 80% of eligible individuals submitting a completed application received a scholarship. In 2021 and 2022, all residents who submitted a completed application received a scholarship. Last year, 96 scholarships were awarded worth \$3,500 each, for a total of \$336,000. The NAHMA Educational Foundation anticipates again this year that each 2023 scholarship will be worth \$3,500.**

**The required application components include the application form, an essay, a Certificate of Residency in Good Standing, one reference and an official grade transcript. All necessary forms are within the software; hence, no hard copies are needed. The official grade transcript is the only required component that is submitted in hard copy via U.S. mail;**

In 2021 and 2022, all residents who submitted a completed application received a scholarship. Last year, 96 scholarships were awarded worth \$3,500 each, for a total of \$336,000.

**the mailing address is included in the application information section. Resident applicants must be matriculated students at a community college, college, university or trade/technical school. High school seniors may apply and verify their acceptance at one of the aforementioned institutions. All applicants must be a current resident in good standing at an AHMA-member apartment community.**

**“As the NAHMA Educational Foundation enters its 17th consecutive year of providing scholarships, we are anticipating a strong response that will allow us to provide meaningful financial assistance to students across the country. This funding may help the resident recipients focus on their studies and educational goals with less concern on how to find the money needed to attend school. Over the last 16 years, the foundation has awarded more than \$2,595,000 to NAHMA scholars,” Alicia Stoermer Clark, NAHMA Educational Foundation chairperson, said at the March NAHMA Meeting.**

**Anyone seeking additional information regarding the scholarship program can contact Dr. Bruce W. Johnson, NAHMA scholarship program administrator, at [bjohnson@tmo.com](mailto:bjohnson@tmo.com). Again, the deadline for completed applications is 10 p.m. Eastern on May 12. Please make your residents aware of this terrific program that provides impact full financial assistance to students at member apartment communities. **NN****

# NAHMA Makes It Easy For Next Generation to Join

**N**AHMA is making it easy for the next generation of company leaders to become involved through its Buy Some, Get Some (BSGS) membership initiative.

To encourage owners/agents to get more of their staff involved in direct participation in NAHMA, the Buy Some, Get Some plan allows companies to receive free associate memberships based on the number of current NAHMA executive memberships they maintain and the number of affordable units they manage.

Companies with more than 20,000 units that already have or purchase five executive-level memberships at the existing discount rates receive four free associate memberships under the plan. Companies with 6,000-20,000 units and four executive memberships receive three free associate memberships, while companies with less than

6,000 units and two executive memberships receive one free associate membership.

"The free associate memberships allow management companies to enroll the next generation of leaders in their company in NAHMA. The association believes the up-and-comers would benefit significantly from a NAHMA membership through such opportunities as leadership development, networking, committee participation, and more," Kris Cook, CAE, NAHMA CEO, said. "With an associate membership, these future leaders would have access to a range of mentors in NAHMA's executive members, who have vast industry knowledge and diverse real-world experience."

Associate members also receive the latest news concerning the affordable housing industry thanks to timely legislative NAHMA analysis updates,

email blasts for breaking Department of Housing and Urban Development (HUD) and Rural Development regulatory updates, and bimonthly issues of *NAHMA News* highlighting the issues facing the industry.

Additional benefits for associate members include access to the Members Only content on the NAHMA website and discounted registration to future meetings.

Other NAHMA membership initiatives include a small-tier associate membership for companies with less than 1,000 units and a BSGS program for AHMAs and Affiliate companies.

To learn more about NAHMA membership opportunities or to take advantage of the BSGS program, contact Brenda Moser, vice president of member services, by calling 703-683-8630, ext. 114, or emailing [brenda.moser@nahma.org](mailto:brenda.moser@nahma.org). **NN**

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## NAHMA Seeks to Recognize Quality Multifamily Affordable Housing Development

**THE DEADLINE FOR NOMINATING A PROPERTY for one of NAHMA's 2023 Affordable Housing Vanguard Awards is June 2. The application can be downloaded from the Vanguard Award webpage, [www.nahma.org/awards-contests/vanguard-award](http://www.nahma.org/awards-contests/vanguard-award).**

**The Vanguard Award recognizes new and significantly rehabbed, quality multifamily affordable housing development. The award pays tribute to developers of high-quality, affordable housing; demonstrates that exceptional new affordable housing is available across the country; reflects the creativity and innovation that must be present to create superior properties given the financing and other challenges to development; highlights results of private-public partnerships required to develop today's affordable housing, and shares ideas for unique design and financing mechanisms with industry practitioners to further stimulate creative development in the affordable multifamily industry.**

**"The Vanguard Award complements NAHMA's Communities of Quality (COQ) National Recognition Program, through which multifamily properties are certified as having achieved a high standard of excellence in the way they are managed, the services they provide residents, the experience and training of personnel, and other criteria," said Kris Cook, CAE, chief executive officer of NAHMA. "The Vanguard Award was created to honor communities that are**

**too new to meet the qualifications for the COQ program. As the properties mature, they will become eligible—and will be encouraged—to enter NAHMA's COQ National Recognition Program."**

**The Vanguard Award categories are:**

- **New Construction, two subcategories: more than 100 units and under 100 units**
- **Major Rehabilitation of an Existing Rental Housing Community**
- **Major Rehabilitation of a Nonhousing Structure into Affordable Rental Housing**
- **Major Rehabilitation of a Historic Structure into Affordable Rental Housing**

**Affordable multifamily housing communities less than 3 years old—as of June 2, 2023—may apply based on the date of completing new construction or major rehab completion. Please note: A management company can submit one entry for each of the four categories; however, each entry must be a different property.**

**Applications and information about entry fees, judging criteria, the benefits of winning an award, and more is on NAHMA's website at [nahma.org](http://nahma.org). Click on Vanguard Award Overview.**

**The Affordable Housing Vanguard Awards winners will be recognized at an awards ceremony at the NAHMA fall meeting in Washington, D.C., Oct. 24-26. **NN****

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/>.

## HUD NEWS

**ON MARCH 28, HUD PUBLISHED A "REQUEST FOR COMMENTS: National Standards for the Physical Inspection of Real Estate and Associated Protocols, Proposed Scoring Notice"** in the Federal Register. The proposed rule serves as a complementary document to the National Standards for the Physical Inspection of Real Estate (NSPIRE) proposed rule published Jan. 13, 2021. HUD is seeking public review and comment on the proposed NSPIRE physical inspection scoring and ranking methodology for Public Housing and Multifamily Housing programs to implement the final NSPIRE rule. The scoring methodology converts observed defects into a numerical score and sets a threshold for HUD to perform additional administrative oversight by establishing a level for when a property

fails an inspection (less than 60 points) and when an enforcement referral is automatic or required (less than or equal to 30 points). HUD will consider comments received in response to this request before publishing a final NSPIRE Scoring notice in the Federal Register. Comments are due April 27, and should be submitted as instructed in the notice. Questions can be sent to [NSPIRERegulations@hud.gov](mailto:NSPIRERegulations@hud.gov). The Federal Register notice can be viewed at <https://www.federalregister.gov/documents/2023/03/28/2023-06339/request-for-comments-national-standards-for-the-physical-inspection-of-real-estate-and-associated>.

**THE OFFICE OF MULTIFAMILY HOUSING HAS ISSUED A DRAFT BIFURCATION NOTICE FOR PUBLIC COMMENT,** [https://www.nahma.org/wp-con-](https://www.nahma.org/wp-content/uploads/2023/03/Bifurcation_Note_for_Public_Comment.pdf)

[tent/uploads/2023/03/Bifurcation\\_Note\\_for\\_Public\\_Comment.pdf](https://www.nahma.org/wp-content/uploads/2023/03/Bifurcation_Note_for_Public_Comment.pdf), to address complexities associated with Section 8 PBRA Housing Assistance Payment (HAP) contract bifurcations, in which single HAP contracts are divided into two or more HAP contracts following HUD approval. The notice explains the standards and conditions a project owner must meet to obtain HUD approval to bifurcate a project-based Section 8 HAP contract. It also describes the steps involved in bifurcating a HAP contract following HUD approval. Throughout the notice, HUD uses the term "bifurcate" to describe the division of a contract, even if the contract will be divided into more than two contracts. The deadline for submitting comments is April 24, and should be emailed to [AssetManagementPolicy@hud.gov](mailto:AssetManagementPolicy@hud.gov).

## CHANGES TO SECTION 8 RENEWAL POLICY GUIDEBOOK

ON MARCH 28, THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S (HUD) Office of Multifamily Housing Programs announced updated guidance for owners of properties participating in its Section 8 Project-Based Rental Assistance (PBRA) program.

The changes published in chapter nine of HUD's Section 8 Renewal Policy Guidebook are designed to streamline the contract renewal process by making it easier for owners to prepare and submit the Rent Comparability Studies that are used to establish contract rents. The changes also clarify the conditions under which such rents may reflect the value of providing services to residents.

For additional information, visit [https://www.hud.gov/press/press\\_releases\\_media\\_advisories/HUD\\_No\\_23\\_060?utm\\_medium=email&utm\\_source=govdelivery](https://www.hud.gov/press/press_releases_media_advisories/HUD_No_23_060?utm_medium=email&utm_source=govdelivery).

Chapter nine key updates:

- Revises options available for owners seeking to renew their contracts without a rent comparability study, when eligible, to reduce administrative and processing costs and time for owners.
- Enhances consistency in valuing non-shelter services to better support properties with services to residents, such as on-site health screening.
- Allows internet and broadband services to be considered an eligible non-shelter service for valuation purposes.

The updates become effective for owners beginning May 1.

## HUD HAS PUBLISHED THE RESTORING HUD'S DISCRIMINATORY EFFECTS STANDARD FINAL RULE, <https://www.nahma.org/wp-content/uploads/2023/03/Discriminatory-Effects-Final-Rule.pdf>

The final rule rescinds HUD's 2020 rule governing Fair Housing Act disparate impact claims and restores the 2013 discriminatory effects rule. In the final rule, HUD emphasizes that the 2013 rule is more consistent with how the Fair Housing Act has been applied in the courts and in front of the agency for more than 50 years, and that it more effectively implements the act's broad remedial purpose of eliminating unnecessary discriminatory practices from the housing market. The final rule will go into effect 30 days after it was published in the Federal Register. To view the Discriminatory Effects Final Rule Fact Sheet, visit <https://www.nahma.org/wp-content/uploads/2023/03/DE-Final-Rule-Fact-Sheet.pdf>. NN

# Looking Forward to Future of Affordable Housing

FRESH OUT OF COLLEGE WITH A Bachelor of Science degree in computer information systems, Connie Buza took a part-time job as a secretary for a high-rise building with the playground where she played as a child.

"I took the job just to have some money," Buza said. "I was just waiting until I found a real job."

Six months later, Buza accepted a full-time position. She stayed with Developac Inc., until the property was

She also likes interacting with the residents and their families. At one point, she even knew two people born in the 1890s.

"I learn a lot from the residents," she said. "I see differences between the 'old' elderly and the 'young' elderly; they have different needs."

She said more people who are newly 62 years of age are moving into age-restricted properties compared to the



istrator, and volunteers do everything else.

"Everything is so virtual now, so people's workloads have doubled," Buza said. "Work-life balance is a struggle."

Her goal for PAHMA is for the organization to be able to

get back to the basics, especially since member companies have a lot of new employees.

Outside of work, Buza has two grown daughters, and she recently moved in with her father. Their house is on a lake in Somerset, Penn., and she takes full advantage of its location.

"In the summertime, it's all about boating, kayaking and walking the dog," she said.

When Buza was 17, she finished second in the Maple Princess contest in Somerset County—complete with gowns, and talent and question-and-answer portions.

"My friend won the year before. She talked me into it," Buza said. **NN**

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

**"I learn a lot from the residents," she said. "I see differences between the 'old' elderly and the 'young' elderly; they have different needs."**

sold to Action Housing Inc., for 29 years before joining WinnCompanies in 2018. As a senior property manager, Buza manages a family property, the Village at Somerset, while overseeing five other sites.

"It's a lot of time management. My team at my home site keeps everything running while I visit the other sites," Buza said. "I spend two or three days a week visiting the other sites."

Buza enjoys working with the staff she supervises and teaching the new managers how to run the properties and about compliance. She holds a NAHP-e and is a Certified Occupancy Specialist (COS) and a Tax Credit Specialist (TCS) from the National Center for Housing Management. She also has her broker's license and serves as the broker of record for Landex Management, a subsidiary of Winn and McKeesport Housing Authority.

number of residents in that age range in the 1990s.

"I'm looking forward to seeing what the future brings for affordable housing," she said.

Besides her responsibilities at Winn, Buza has been president of PAHMA for the past eight years. Typically, the president is elected to a two-year term, but there is no limit to how many terms a person can serve.

"Since COVID, there have been challenges," she said. "Pre-COVID, we had lots of trainings, and since COVID, getting people to come back has been harder. Training virtually didn't really take off for us. We're just trying to find the happy medium in our area."

Buza said another challenge the AHMA has faced is that since COVID, everyone's time seems more limited. PAHMA has one paid admin-

## Welcome New Members

**NAHMA welcomes the following new members as of March 31, 2023.**

### EXECUTIVES

Jennifer Sisson, TESCO Properties Inc., Germantown, TN

# 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 [www.nahma.org/education/education-event-calendar..](http://www.nahma.org/education/education-event-calendar..)

## MAY

1–3

### **IAHMA'S 2023 Training and Certification Conference**

Boise, ID  
Idaho AHMA  
208-243-9409  
[idahoahma.org](http://idahoahma.org)

3

### **JAHMA Foundation Annual Golf Outing**

Swanton, NJ  
JAHMA  
856-786-9590  
[www.jahma.org](http://www.jahma.org)

3–4

### **PAHMA 2023 Spring Training Event**

Cranberry Township, PA  
PAHMA  
412-445-835  
[www.pahma.org](http://www.pahma.org)

4

### **SAHMA Board of Directors Meeting**

Decatur, GA  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

4–5

### **Spring Management Event 2023**

Atlantic City, NJ  
JAHMA  
856-786-9590  
[www.jahma.org](http://www.jahma.org)

9

### **Acquisition/Rehab—Critical Issues for Success**

Webinar  
Mid-Atlantic AHMA  
804-564-7898  
[www.mid-atlantichama.org](http://www.mid-atlantichama.org)

### **2023 Annual Maintenance Expo at Gillette Stadium**

Foxborough, MA  
NEAHMA  
781-380-4344  
[www.neahma.org](http://www.neahma.org)

9

### **North Carolina Add-On: Accelerated Certified Professional of Occupancy (CPO) Certification**

Greensboro, NC  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

### **North Carolina Add-On: Maintenance Workshop**

Greensboro, NC  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

10

### **Critical Compliance Issues for the LIHTC Program**

Webinar  
Mid-Atlantic AHMA  
804-564-7898  
<https://mid-atlantichama.org>

10–11

### **SAHMA Affordable Housing Conference: North Carolina**

Greensboro, NC  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

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### **Special Claims**

Webinar  
AHMA-NCH  
833-AHMA-NCH (246-2624)  
<https://ahma-nch.org>

### **Denver Spring Workshop: Understanding REAC NSPIRE Inspections**

Denver, CO  
Rocky Mountain Heartland AHMA  
303-840-9803  
[www.rockyahma.com](http://www.rockyahma.com)

### **Tennessee Add-On: Fair Housing Compliance (FHC) Certification**

Murfreesboro, TN  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

### **Tennessee Add On: NSPIRE Preparation**

Murfreesboro, TN  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

17

### **Interviewing Skills**

Webinar  
Mid-Atlantic AHMA  
804-564-7898  
[www.mid-atlantichama.org](http://www.mid-atlantichama.org)

17–18

### **SAHMA Affordable Housing Conference: Tennessee**

Murfreesboro, TN  
SAHMA  
800-745-4088  
[www.sahma.org](http://www.sahma.org)

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### **The Role of the Service Coordinator in Preventing Bedbug Infestations in Public Housing**

Webinar  
AHMA-NCH  
833-AHMA-NCH (246-2624)  
<https://ahma-nch.org>

22–23

### **AHMA-PSW's 46th Annual California Conference & Expo**

Los Angeles, CA  
AHMA-PSW  
866-698-AHMA (2462)  
[www.ahma-psw.org](http://www.ahma-psw.org)

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### **Affordable Housing Lingo**

Webinar  
AHMA-NCH  
833-AHMA-NCH (246-2624)  
<https://ahma-nch.org>

### **How To Affirmatively Market to the Least Likely To Apply**

Webinar  
Oregon AHMA  
503-357-7140  
[www.oregonaffordablehousingmanagement.com](http://www.oregonaffordablehousingmanagement.com)

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### **Aging Gracefully: Overview of the Aging Process and Losses Associated With Aging**

Webinar  
AHMA-NCH  
833-AHMA-NCH (246-2624)  
<https://ahma-nch.org>

### **Harassment & Neighbor vs. Neighbor Disputes**

Webinar  
Oregon AHMA  
503-357-7140  
[www.oregonaffordablehousingmanagement.com](http://www.oregonaffordablehousingmanagement.com)

24–26

### **Oregon AHMA's Annual Affordable Housing Conference**

Bend, OR  
Oregon AHMA  
503-357-7140  
[www.oregonaffordablehousingmanagement.com](http://www.oregonaffordablehousingmanagement.com)

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### **Importance of Water Conservation**

Webinar  
NEAHMA  
781-380-4344  
[www.neahma.org](http://www.neahma.org)

## JUNE

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### **Intermediate LIHTC Compliance**

Richmond, VA  
Mid-Atlantic AHMA  
804-564-7898  
[www.mid-atlantichama.org](http://www.mid-atlantichama.org)

### **Public Housing Post RAD Conversion—How Do You Manage?**

Webinar  
MAHMA  
614-481-6949  
<https://mahma.com>

### **Tax Credit Compliance Course With Exam Options**

Richmond, VA  
Mid-Atlantic AHMA  
804-564-7898  
<https://mid-atlantichama.org>

### **Understanding the Section 42/Tax Credit Average Income Test**

Webinar  
Rocky Mountain Heartland AHMA  
303-840-9803  
[www.rockyahma.com](http://www.rockyahma.com)

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### **Creating and Maintaining Personal & Professional Boundaries**

Webinar  
AHMA-PSW  
866-698-AHMA (2462)  
[www.ahma-psw.org](http://www.ahma-psw.org)

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

## the last word

# Help NAHMA's Grassroots Advocacy to Grow



A PRIMARY PURPOSE OF NAHMA is to advocate on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing. It is a duty NAHMA staff takes seriously, and as a result, the association has become a leading voice in the industry.

However, it is also a mission the staff cannot fulfill alone. We know there is strength in numbers, and that is especially true when advocating for affordable housing with Congress.

What does that mean for NAHMA members?

It means only you know what is in the best interest of your communities, and therefore, only you are in a position to know what will work best in your communities. As a national organization, NAHMA can advocate for the industry as a whole but cannot provide the personal accounts that illustrate the real-life impacts a Congress member's vote can have back home. And with potential cuts facing housing programs, providing personal perspectives have never been more important.

That is where our members come in.

Thank you to all who took time after the winter meeting to meet with elected representatives or their staff on the Hill. Advocating for the affordable housing industry needs to be done year-round, not just at budget time when the message can be drowned out by all the special-interest groups lobbying for their share of the pot. I'm excited that we were able to resume congressional visits after a two-year COVID-related layoff. We hope to make more in the future.

NAHMA encourages members to visit the Grassroots Advocacy section on its website, [www.nahma.org](http://www.nahma.org). The Advocacy Toolkit page provides easy-to-use tools for participating in grassroots advocacy, including frequently asked questions, best practices, tips for congressional visits, legislative priorities and talking points, and short how-to videos ranging from building relationships to strategies for influencing undecided lawmakers. And don't forget that the NAHMA staff can help you plan congressional visits.

Grassroots advocacy does not have to take place on the Hill. NAHMA members are encouraged to attend a town hall

meeting in the lawmaker's district, follow the member on social media or invite the representative to your property to see for themselves how important it is to support affordable housing programs fully.

Additionally, one of the best ways for your message to reach your representative is by getting to know the congressional staff. They are the so-called gatekeepers—they communicate with constituents daily, set the lawmaker's appointments and serve as the representative's boots on the ground back home. They are the ones who monitor the pulse of their district and who have the lawmaker's ear.

NAHMA members need to be involved, whether that is by simply replying to a lawmaker's social media post or by hosting a congressional representative's site visit. So, take advantage of the grassroots advocacy tools NAHMA provides and lend your voice to the cause of advocating for multifamily affordable housing. **NN**

*Larry Sisson, FHC, SHCM, NAHP-e, CGPM, is president of TESCO Properties Inc. and serves as chair of the NAHMA Board of Directors.*