

# On-Site Insights

NAHMA'S NEWSLETTER FOR CERTIFIED AFFORDABLE HOUSING PROFESSIONALS

**IN THIS ISSUE**

- 3** NAHMA Seeks Developers and Managers of Exceptional Affordable Housing
- 5** Invest in Yourself and Achieve Personal Goals
- 7** In Brief
- 8** On-Site Profile: Peter Lewis

**NAHMA EDUCATIONAL FOUNDATION**

## Accepting Scholarship Applications Online

**ASSOCIATION NEWS**

The 2025 NAHMA Educational Foundation scholarship season is open, and the online digital application is now available. To access the application, visit [nahma.communityforce.com](http://nahma.communityforce.com). The deadline for completed applications is 10 p.m. Eastern on May 12.

The NAHMA Educational Foundation strongly encourages management company personnel and partners to promote this outstanding program to affordable housing residents by downloading and sharing promotional flyers available on the Educational Foundation's [webpage](#).

■ [2025 NAHMA Foundation Scholarship Application Flyer](#)

■ [2025 NAHMA Foundation Scholarship Application Flyer-Spanish](#)

■ [2025 NAHMA Foundation Scholarship Application Flyer-Trade School](#)

“As our economy confronts the need for skilled trade technicians, the NAHMA Educational Foundation will be promoting the scholarship program to student residents pursuing careers in trade/technical schools and certification programs. As always, we will welcome those residents attending

*continues on page 2*

# 2/12

## APPLICATION GOES LIVE

DEADLINE: May 12, 2025



- RESIDENT OF AHMA MEMBER COMMUNITY
- HIGH SCHOOL DIPLOMA/GED
- PURSUING COLLEGE OR TRADE SCHOOL
- HS SENIOR W/2.5+ GPA OR
- COLLEGE STUDENT W/2.3+ GPA



- WORK ON APPLICATION WEEKLY
- PICK GOOD REFERENCES
- COMPUTER ACCESS VIA HOME/LIBRARY/YMCA



- ONLINE APPLICATION FORM
- ESSAY
- REFERENCE
- GOOD STANDING RESIDENCY
- TRANSCRIPT

QUESTIONS?

[bjohnson@tmo.com](mailto:bjohnson@tmo.com) 

215-262-4230 

APPLY HERE: [nahma.communityforce.com](http://nahma.communityforce.com)



college, but our outreach goal for 2025 will be to secure more applications from eligible trade school students,” NAHMA Educational Foundation Chairperson Anthony Sandoval said. “In each of the last four years, the foundation has been able to award scholarships to more than 85% of the individuals submitting completed applications. As a result of the continuing generosity of our donors and sponsors, the foundation anticipates being able to award each recipient with a \$3,500 scholarship again this year. We are working diligently to assist as many residents as we can with financial assistance this year.”

The emphasis is on securing applications from student residents not seeking a college degree but working toward a certification or license that will allow them to

qualify for a job in any one of a wide variety of trades (e.g., pharmacy tech, cosmetology, commercial driver’s license drivers, medical office specialist, heavy equipment operator, etc.). The foundation wants to ensure that residents seeking this type of training understand they are eligible to apply for a scholarship as long as their trade/technical school is fully accredited.

The 2025 scholarship application can be accessed by visiting [nahma.communityforce.com](http://nahma.communityforce.com) or by visiting [nahma.org](http://nahma.org) and selecting NAHMA Educational Foundation on the About Us tab dropdown list.

In 2024, the scholarship program distributed \$413,000 to 118 students in multifamily communities nationwide. Since 2006, more than 1,300 students have been awarded more than

\$3,398,000. Eligibility for the program requires that an applicant be a resident in good standing at an AHMA- or NAHMA-member multifamily community and be either a high school senior with a minimum GPA of 2.5; or a high school equivalency diploma holder or matriculated college student with a minimum GPA of 2.3 at an accredited community college, college, university, or trade/technical school. All necessary forms are provided within the web-based software. Applications from students in graduate-level programs are not accepted.

For more details on the NAHMA Educational Foundation’s mission and opportunities to support its work, contact Brenda Moser at [brenda.moser@nahma.org](mailto:brenda.moser@nahma.org). **OSI**



**NAHMA**  
EDUCATIONAL FOUNDATION

**FOR BUILDING TRADES,  
PHARMACY TECH, COMPUTER  
REPAIR, WELDING & MORE**

**Scholarships Available**

Are you seeking a career that requires a license or certificate in order to be eligible for employment? The NAHMA Educational Foundation may be able to help you financially.

**Possible Careers**

Possible careers that could qualify - building trades, cosmetology, commercial drivers license, heavy equipment operator, pharmacy technology, medical office billing specialist, computer repair, welding and many more.

**APPLY NOW!**

**Simple Eligibility**  
If you are a high school senior or GED holder, currently enrolled at an accredited trade/technical school, and a resident in good standing at an AHMA member property.

**Just a few Hours of Work**  
Work on the application weekly, request your references early to give them time to reply and make sure you have computer access either at home, the library or YMCA.

**Easy To Apply**  
Just fill out the application online with a powerful essay, strong references, a good standing residency and a copy of your transcript.

**DETAILS**  
Questions? Email Dr. Bruce Johnson at [bjohnson@tmo.com](mailto:bjohnson@tmo.com)  
Application available at: [NAHMA.communityforce.com](http://NAHMA.communityforce.com)

**Deadline is  
May 12, 2025  
10pm Eastern**

**2/12**  
**LA APLICACIÓN ENTRA  
EN VIVO**  
Fecha límite : 12 de mayo de 2025

**UNOS PASOS PARA  
CAMBIAR  
TU FUTURO**

- MIEMBRO DE UNA COMUNIDAD QUE PERTENECE A AHMA
- DIPLOMA DE SECUNDARIA / GED
- PLANEAS TUS ESTUDIOS EN UNA UNIVERSIDAD O ESCUELA VOCACIONAL
- ESTUDIANTES DE ÚLTIMO AÑO DE SECUNDARIA CON UN GPA DE 2.5+
- ESTUDIANTE UNIVERSITARIO CON UN GPA DE 2.3+

**• DEDÍCATE A LLENAR LA APLICACIÓN SEMANALMENTE**

**• ELIJE REFERENCIAS SOLIDAS/BUENAS**

**• ACCESO A UNA COMPUTADORA A TRAVÉS DEL HOGAR/BIBLIOTECA/YMCA**

**• EL FORMULARIO DE SOLICITUD EN LÍNEA**

**• COMPOSICIÓN**

**• REFERENCIA**

**• BUEN ESTADO DE RESIDENCIA**

**• TRANSCRIPCIÓN ESCOLAR**

¿PREGUNTAS?  
[bjohnson@tmo.com](mailto:bjohnson@tmo.com)  
215-262-4230

**APPLY HERE: [nahma.communityforce.com](http://nahma.communityforce.com)**

La aplicación esta solo en inglés.

# NAHMA Seeks Developers and Managers of Exceptional New Affordable Housing

PROPERTY MANAGEMENT | ASSOCIATION NEWS

**T**ake a look at NAHMA's 2025 Affordable Housing Vanguard Awards [application](#) before beginning the spring cleaning routine on your property. It will make it easier for you to know what needs to be done before sending in your entry. The deadline for nominating a property for one of the awards is June 6. The application can be downloaded from the [Vanguard Award webpage](#).

The Vanguard Award recognizes new, quality multifamily affordable housing development or major rehab of an existing community or structure. 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 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 6, 2025—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 should be submitted to NAHMA by June 6. Email a PDF of your application to [brenda.moser@nahma.org](mailto:brenda.moser@nahma.org)

with the subject line: NAHMA Vanguard Award. Do not mail hard copies of applications. For more details, contact Brenda Moser at 703-683-8630, ext. 1.

The entry fee is \$150 per property for members of NAHMA or an AHMA and \$325 per property for nonmembers.

The Affordable Housing Vanguard Awards winners will be recognized at an awards ceremony at the 2025 NAHMA October meeting in Washington, D.C. [OSI](#)

## ALLIANT IS THE NATION'S LEADING SPECIALTY BROKER

With more than 2 million multi-family units protected, Alliant is the more rewarding way to manage risk and identify the right strategy for your real estate investment, management, or development firm.



MEGAN DAVIDSON, ARM, CRIS

First Vice President

(206) 954-0950 | [megan.davidson@alliant.com](mailto:megan.davidson@alliant.com)

ASHLEY DE PAOLA

EVP, Regional Director – Real Estate

(212) 603-0398 | [adepaola@alliant.com](mailto:adepaola@alliant.com)

**Alliant**

CELEBRATING 100 YEARS

Alliant Insurance Services, Inc. is endorsed by NAHMA.

[alliant.com](http://alliant.com) | CA License No. OC36861 © 2025 Alliant Insurance Services, Inc.

# Property Management Software

BUILT FOR AFFORDABLE HOUSING

Simple. Easy. Customizable.



Online Applications and Tenant Income Certification



Track and Manage Subsidy Payments



Customized Reporting



**ExactEstate**  
Property Management Software



## Goodbye Leasing Line. Hello Affordable Online Leasing.

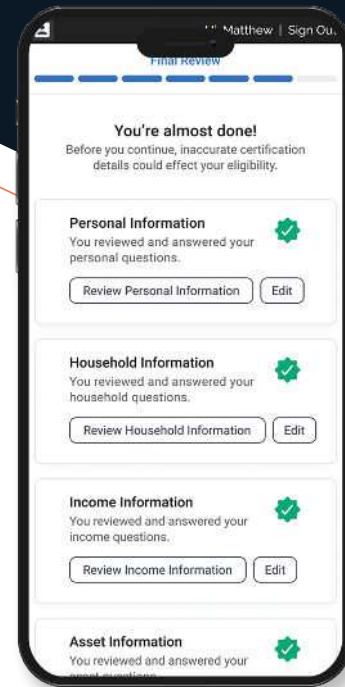
Standing in line is... so old. And slow. Cut the leasing line by taking prospects online with a mobile-responsive application and leasing solution—RealPage® Affordable Online Leasing.

Affordable Online Leasing delivers 24/7, on-demand ability to apply from anywhere—in multiple languages and over multiple sessions, if needed, so prospects can secure a spot on your waitlist with minimal travel and time off work. They can also be screened, complete certifications, pay fees and sign lease documents from anywhere. And with Affordable Online Leasing, residents can also complete their annual recertifications.

For you, Affordable Online Leasing integrates in real time with OneSite® to automate the end-to-end leasing process so you can:

- Improve staff efficiency
- Optimize your waitlist
- Reduce risk and cut vacancy loss
- Harness AI to support multiple languages
- Minimize the back-and-forth between applicants and your property

Say goodbye to the leasing line. Call us today at 1-87-REALPAGE or visit [realpage.com/affordable/leasing](https://realpage.com/affordable/leasing) to learn more about RealPage Affordable Online Leasing.



 **REALPAGE**

# Invest in Yourself and Achieve Professional Goals

## ASSOCIATION NEWS

We've all heard the motivating phrase: new year, new you. Here is an opportunity to fulfill that resolution by continuing your professional development journey by completing one of the several professional [education and certification](#) programs overseen by NAHMA.

You can never go wrong when investing in yourself, and NAHMA can help you achieve your professional goals. Visit the [2025 NAHMA/AHMA Education & Event Calendar](#) for a list of courses in your area.

### CERTIFICATION AND CREDENTIAL COURSES

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

[National Affordable Housing Professional](#) (NAHP) is the only professional certification program with stringent requirements dedicated solely to recognizing and promoting the achievement of the highest possible standards in affordable housing management. Any person actively engaged in affordable housing, committed to advancing professional property management and constantly improving his or her management skills, should seek the NAHP designation. The NAHP certification program achieves these goals by requiring continuing education and participation in the industry.

[National Affordable Housing Professional-Executive](#) (NAHP-e) is similar to the NAHP but was designed to recognize affordable housing management executives. To qualify, you must have

at least five years of affordable housing experience with a minimum of three of the five years as an active owner, CEO, managing agent, asset manager, district/regional manager or equivalent.

[Specialist in Housing Credit Management](#) (SHCM) has been developed by NAHMA, especially for management professionals involved with properties developed and operated under the Low-Income Housing Tax Credit (LIHTC) program. The SHCM is designed by management professionals for management professionals to ensure they have attained the knowledge, experience and competence required to excel in the housing credit property management industry. The SHCM is offered in association with the National Apartment Association Education Institute.

[Certified Professional of Occupancy](#) (CPO) is the only comprehensive program covering the Department of Housing and Development (HUD) Handbook 4350.3, including the latest revisions. Each participant receives an updated version of the handbook in the course. An extensive course manual covers topics from eligibility criteria, standards, tenant selection and screening to non-discrimination, allowances, adjusted income, certifying tenants and annual recertification. The CPO is a requirement for NAHMA's NAHP designation program.

[Fair Housing Compliance](#) (FHC) course trains managers to understand the complex Fair Housing Act and Section 504 regulations and provides clear instructions on fair housing laws. This course's comprehensive, practical training manual includes ready-to-use documents and forms to conduct a Section 504 Self-Evaluation and sample Tran-

*continues on page 6*



Yardi Affordable Housing Suite

## Affordable Housing Reimagined

EXPERIENCE NEW WAYS TO

- Assure compliance
- Serve residents
- Verify income & assets
- Shorten unit turns
- Detect fraud
- Ensure fair housing



See it close-up by booking a demo now!



YARDI

ENERGIZED FOR TOMORROW

sition Plan. The course teaches a step-by-step approach to determining the administrative and financial feasibility of making units accessible. The FHC is a required course for NAHMA's NAHP certification program.

**Blended Compliance Designation** (BCD) is a comprehensive program designed to cover advanced topics related to working with the HUD 4350.3 Occupancy handbook (version REV 1-Change 4), such as managing mixed-finance properties, managing corporate access to HUD secure systems, managing frontline staff in their occupancy compliance duties and more.

**National Accredited Housing Maintenance Technician** (NAHMT) and **National Accredited Housing Maintenance Supervisor** (NAHMS) were conceived and designed to recognize those apartment housing main-

tenance professionals who, through their completion of strict NAHMT and NAHMS requirements, have met the highest possible industry standards.

**Credential for Green Property Management** (CGPM) is for on-site managers, maintenance staff and supervisors of frontline staff. It is based on green building principles and best practices, and the HUD Office of Affordable Preservation (OAHP) established guidelines, with training offered by OAHP-recognized trainers. The CGPM will provide management companies and owners a mechanism for meeting their initial and ongoing training commitments to OAHP if they have opted for a green Mark-to-Market restructuring.

#### NELLS COURSES

You can also build on your professional

skills by taking one of the NAHMA Emerging Leaders Learning Series (NELLS) courses.

NELLS*Manager* focuses on topics relevant to first-line professionals, including property managers, leasing managers, maintenance managers and compliance specialists. The NELLSE*xecutive* program focuses on issues relevant to senior organizational managers and leaders, typically at the director, regional, officer levels and above.

To learn more about the NAHMA educational programs, contact Leslie Marie O'Donnell, manager, Education and Credentialing Programs, 703-683-8630, ext. 5 or [lodonnell@nahma.org](mailto:lodonnell@nahma.org).

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



# COCKTAILS & COMPLIANCE



Rue Fox



Janel Ganim

**Affordable Market News & Insights**  
*(plus great cocktails)*



Listen now!

**ResMan**  
by inhabit

## IN BRIEF

### NEW ANALYSIS SHOWS HOUSING CREDIT HOMES OFFER RENTS 38% LOWER THAN MARKET

A new AHTCC analysis demonstrates that homes financed using the Housing Credit provide rents that are 38% lower than market-rate properties on average, saving tenants an estimated \$7,800 annually—or \$653 per month.

Tenants in Housing Credit homes spend significantly less on rent than market rate, allowing them to allocate more of their income toward essential needs such as food, health care, transportation, and child care. In especially high-cost areas like San Francisco, tenants save as much as \$1,686 per month compared to market. The analysis underscores the program's role in improving economic stability and well-being for families and individuals while helping to alleviate financial pressures on millions of households.

To read the article, visit [New Analysis](#).

### [Shows Housing Credit Homes Offer Rents 38% Lower Than Market.](#)

Article courtesy of [Affordable Housing Tax Credit Coalition](#).

### HUD PUBLISHES FINAL HOME RULE

On January 6, the U.S. Department of Housing and Urban Development's Office of Community Planning and Development published a final rule in the Federal Register making changes to the HOME Investment Partnerships program regulations.

Pursuant to a memorandum issued on January 20, 2025, by President Trump titled "Regulatory Freeze Pending Review," HUD has delayed the effective date of the HOME final rule until April 20, 2025. You can read more about the delay [here](#).

To read the article, visit [HUD Publishes Final HOME Rule](#).

Article courtesy of [National Council of State Housing Agencies](#). [OSI](#)

# On-Site Insights

SPRING 2025  
volume 2 | number 1

#### CHAIR OF THE BOARD

Peter Lewis, SHCM, CPO,  
NAHP-e, CGPM  
[Peter.Lewis@schochet.com](mailto:Peter.Lewis@schochet.com)

#### CHIEF EXECUTIVE OFFICER

Kris Cook, CAE  
[kris.cook@nahma.org](mailto:kris.cook@nahma.org)

#### VICE PRESIDENT, MEMBERSHIP SERVICES

Brenda Moser  
[brenda.moser@nahma.org](mailto:brenda.moser@nahma.org)

#### SENIOR DIRECTOR, COMMUNICATIONS AND PR

Jennifer Jones  
[jjones@nahma.org](mailto:jjones@nahma.org)

#### MANAGER, EDUCATION AND CREDENTIALING

Leslie Marie O'Donnell  
[lodonnell@nahma.org](mailto:lodonnell@nahma.org)

CONNER STRONG & BUCKELEW  
NAHMA Endorsed Insurance Broker

Real Estate Tested,  
**INSURANCE APPROVED**



#### JUSTIN ACKERMAN

Senior Partner

[jackerman@connerstrong.com](mailto:jackerman@connerstrong.com)  
856-552-4588



#### MAXX HOFMANN

Vice President  
Business Development Executive

[mhofmann@connerstrong.com](mailto:mhofmann@connerstrong.com)  
856-446-9239

INSURANCE | RISK MANAGEMENT | EMPLOYEE BENEFITS

[CONNERSTRONG.COM](http://CONNERSTRONG.COM)

*On-Site Insights* is published four times a year by the National Affordable Housing Management Association, 400 North Columbus St., Suite 203, Alexandria, VA 22314, Phone 703-683-8630, website: [www.nahma.org](http://www.nahma.org)

**SUBSCRIPTIONS:** Complimentary to NAHMA credential holders.

**QUERIES:** Letters to the Editor and other queries should be sent to Jennifer Jones, [jjones@nahma.org](mailto:jjones@nahma.org) or to the address above.

**ADVERTISING:** Display advertising rates are net and per insertion. Premium positions are an additional charge. Reservation is on a first-come, first-served basis. Contact: Paul Walley, [pwalley@naylor.com](mailto:pwalley@naylor.com), 352-333-3487 ext. 3487.

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

**COPYRIGHT:** Contents of *On-Site Insights* are protected by copyright and may not be reproduced, in whole or in part, without permission and attribution.



# A Lifetime Of Experiences

By Jennifer Jones

**NAME:** Peter Lewis, SHCM, CPO, NAHP-e, CGPM

**COMPANY:** The Schochet Companies

**POSITION:** Executive Vice President of Property Management



**A GREAT TEAM makes all the difference in the world. All staff are willing to jump in and help one another. I don't know what gets me up to go to work every morning, but I get excited to go."**

Peter Lewis is experienced in putting out fires—figuratively and literally. As the executive vice president of property management at The Schochet Companies, he says his days can involve jumping from one crisis to another.

"I went to college for forest resources management. I loved the outdoors. I was part of the 4-H Club and was working on a Christmas tree farm," Lewis said. "People always called me Smokey the Bear. I fought forest fires one season. It was seasonal work."

When he graduated, Lewis could not find a job in the paper industry as he had planned, so he took a job in real estate in 1986. He has been involved in property management ever since. Lewis said he initially gained property management experience in high school when he worked and managed mobile homes.

"It was a 70-pad site with 10 for camping. I would set up the rentals and sales," Lewis said. "I had previous experience in property management before I knew it was property management."

He has been with Schochet, headquartered in Braintree, Mass., for 18 years.

"It's one of the best companies I ever worked for. A great team makes all the difference in the world. All staff are willing to jump in and help one another," he said. "I don't know what gets me up to go to work every morning, but I get excited to go."

Lewis said he has held leadership positions in "pretty much every organization," including NEAHMA, the Institute of Real Estate Management and

Massachusetts Apartment Association. In November, Lewis began his two-year term as the chair of NAHMA's Board of Directors, which he said will put his wanderlust on hold—temporarily.

He likes to travel and said one of his goals is to visit as many countries as possible. So far, Italy has been his favorite place and a place he would like to return to. Lewis would also like to spend 30 to 60 days in New Zealand to be able to see the entire country. He said, surprisingly, he hasn't been to London or France yet.

"I try to live every day like it is my last. I've visited 20 countries in the last seven years," he said.

Lewis credits his childhood with his desire to see the sights. His family always did outdoor activities, including skiing and camping.

"I grew up in Middletown, R.I., where I was one of six. We would go on vacation with our cousins, so there would be eight kids. We did a lot of camping and traveling in a trailer," he said. "We visited every state in the U.S. That's where the travel bug started."

The father of a college graduate said his perfect day would be able to leave the office and have his inbox empty. When asked what colleagues would be surprised to know about him, Lewis laughed and said, "I had hair once. Nancy Hogan [of Property Management Operations Consulting LLC] has the photos to prove it." **OSI**

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