

On-Site Insights

NAHMA'S NEWSLETTER FOR CERTIFIED AFFORDABLE HOUSING PROFESSIONALS

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Help Your Residents Achieve Educational Goals

ASSOCIATION NEWS

The 2026 NAHMA Educational Foundation scholarship season is open, and the online digital application is now available.

To access the application, visit nahma.communityforce.com. The deadline for completed applications is 10 p.m. Eastern on May 8.

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](#).

■ [2026 NAHMA Foundation Scholarship Application Flyer](#)

■ [2026 NAHMA Foundation Scholarship Application Flyer-Spanish](#)

■ [2026 NAHMA Foundation Scholarship Application Flyer-Trade School](#)

“The NAHMA Educational Foundation is excited to get underway with another year of outreach to our residents



ALBERT VINCENT WU/UNSPLASH

across the nation. Two of our points of emphasis this year will be to continue our desire to secure more applications

from residents/students pursuing careers in trade/technical schools and certification programs, and to secure applications

continues on page 2



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is the leading voice for the affordable housing management industry, advocating for developing, managing and preserving quality affordable multifamily housing.

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HELP YOUR RESIDENTS ACHIEVE EDUCATIONAL GOALS,

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from states that have never had a scholarship recipient. The foundation wants to be sure that residents/students working toward a license or certification understand they are eligible to apply for a scholarship as long as their vocational training school is fully accredited,” said NAHMA Educational Foundation Chairperson Anthony Sandoval. “We are going to really promote the scholarship program in the upper Midwest, northern New England, Arkansas, Missouri and New Mexico since we know that there are residents in those states that could take advantage of this great program that has awarded more than \$3,850,000 over the life of the program. And, thanks to the continuing generosity of our many donors and sponsors, we plan to continue making \$3,500 awards to individual recipients again this year.”

The 2026 scholarship application can be accessed by visiting nahma.communityforce.com or by visiting nahma.org and selecting NAHMA Educational Foundation on the About Us tab dropdown list.

The foundation awarded 135 scholarships worth \$3,500 each for the 2025/2026 school year. The total scholarship money awarded in 2025 was \$474,500, including a \$2,000 donation to the Department of Apparel, Housing, and Resource Management at Virginia Tech for scholarships for students pursuing their bachelor’s degree in property management. Since the program’s inception in 2007, more than 1,450 scholarships totaling over \$3.85 million have been awarded to more than 830 residents. In each of the last six years, at least 90% of all applicants submitting a completed application have been awarded a scholarship.

Eligibility for the program requires that an applicant be a resident in good standing at an AHMA- or NAH-



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MA-member multifamily community and be either a high school senior with a minimum 2.5 GPA; or a high school equivalency diploma holder or matriculated college student with a 2.3 minimum GPA at an accredited community

has established a proud, sustained legacy of providing financial assistance to resident students. Please urge students not to wait; they should begin the application process today.

Please contact Dr. Bruce W. John-

mission and opportunities to support its work, contact Brenda Moser at brenda.moser@nahma.org.

The NAHMA Educational Foundation is organized and operated exclusively as a Section 501(c)(3) charitable organization. Founded in October 1994, the NAHMA Educational Foundation works to assist residents of federally subsidized housing as they strive to enhance their lives, job opportunities, and

children's futures. Its mission is also to enhance the livability and standing of communities managed by NAHMA member companies nationwide. For more information, visit <http://www.nahma.org/about/educational-foundation>. **OSI**

“THE FOUNDATION WANTS TO BE SURE THAT RESIDENTS/STUDENTS working toward a license or certification understand they are eligible to apply for a scholarship as long as their vocational training school is fully accredited.”

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.

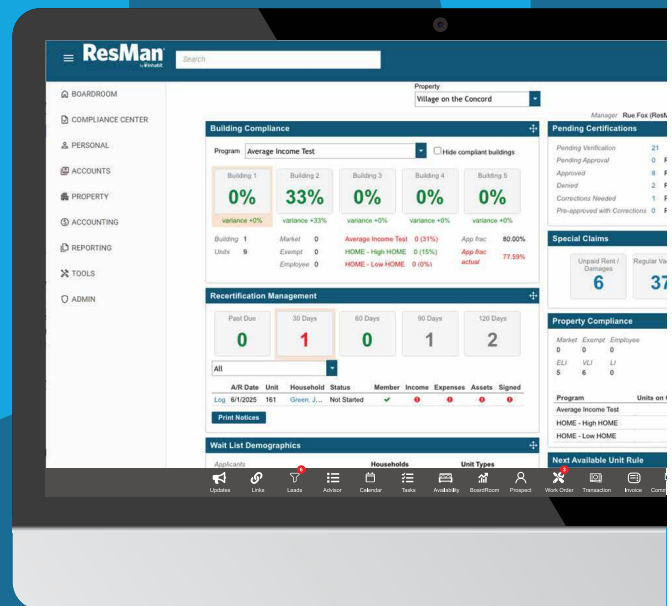
The NAHMA Scholarship Program

son at the NAHMA Educational Foundation at 215-262-4230 or bjohnson@tmo.com for more information about applying for a scholarship or donating to the NAHMA Educational Foundation. For more details on the NAHMA Educational Foundation's

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- BROADEN YOUR TEAM'S ACCESS TO INDUSTRY INSIGHTS
- AMPLIFY YOUR VOICE IN AFFORDABLE HOUSING ADVOCACY
- EQUIP MORE LEADERS WITH NAHMA'S TOOLS AND TRAINING

CONTACT

Brenda Moser
703-683-8630, ext. 1
brenda.moser@nahma.org
To see if your organization already qualifies or to claim your free memberships

NAHMA Seeks Vanguard of Affordable Housing

ASSOCIATION NEWS

Multifamily affordable housing developers and managers are invited to enter the National Affordable Housing Management Association (NAHMA)'s 2026 Affordable Housing Vanguard Award competition, which recognizes the best in newly developed or rehabilitated affordable multifamily housing communities. Showcase your innovative solutions and get the recognition you deserve. The deadline for nominating a property for one of NAHMA's 2026 Affordable Housing Vanguard Awards is June 5; download the [application](#) today. 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 5, 2026—may apply based on the date of completing new construction or major rehab completion. Please note: A man-

“THE VANGUARD AWARD RECOGNIZES new, quality multifamily affordable housing development and major rehabilitation of existing properties. The award pays tribute to developers of high-quality, affordable housing.”

application can be downloaded from the [Vanguard Awards](#) webpage.

The Vanguard Award recognizes new, quality multifamily affordable housing development and major rehabilitation of existing properties. 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 development challenges; 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

management company can submit one entry for each of the four categories; however, each entry must be a different property.

Starting in 2026, communities that receive an award from any NAHMA awards program must wait two years before applying for or being nominated for another NAHMA award, regardless of the awards program.

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

The Affordable Housing Vanguard Awards winners will be recognized at the 2026 NAHMA November meeting awards ceremony in Washington, D.C. [OSI](#)

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QUERIES: Letters to the Editor and other queries should be sent to Jennifer Jones, 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, 352-333-3487 ext. 3487.

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IN BRIEF

HUD RELEASES NSPIRE UPDATES

HUD's Real Estate Assessment Center (REAC) in the Office of Public and Indian Housing (PIH) released updates to the National Standards for the Physical Inspection of Real Estate (NSPIRE) Software Application Release 5.1 on Feb. 5.

The following updates include:

- Per inspector's feedback, HUD will no longer require time stamps. The Start/Stop button was removed.
- Inactive buildings and units will no longer appear in the mobile app. The update by HUD will assist inspectors by ensuring they only see and inspect active, sampled locations.
- HUD has updated Smart Sync to a one-way push from the mobile app to the Salesforce backend. It no longer deletes data from the device nor pulls new inspections down from Salesforce.
- The system was updated to allow the same inspector to reinspect the same property.

HUD is aware of the challenges that users have had with the NSPIRE system and has completed several improvements to the user experience. REAC is working with PIH's IT team and the Office of the Chief Information Officer (OCIO) and their vendor on additional functionality and improvements. HUD will send a message on these updates once they are available.

For further assistance, contact REAC TAC at REAC_TAC@hud.gov or 1-888-245-4860.

Click to view the [NSPIRE Inspection App User Guide](#).

U.S. HOUSE PASSES HOUSING FOR THE 21ST CENTURY ACT

The U.S. House of Representatives passed the Housing for the 21st Century Act by an overwhelmingly bipartisan vote of 390-9. This legislation includes the proposal to lift the public welfare investment (PWI) cap from 15 to 20 percent, which could unlock billions of dollars in additional investment in the Housing Credit.

The final text of the House bill can be found [here](#).

With the House having set its position, attention now turns to the Senate. Though there are areas of overlap between the House's Housing for the 21st Century Act and the Senate's ROAD to Housing Act, including the proposal to lift the PWI cap, there are a number of issues that will need to be resolved before a final housing package is enacted.

To read the article, visit [U.S. House of Representatives Passes Housing for the 21st Century Act with Overwhelming Bipartisan Support](#).

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

HUD PROPOSES RESCISSION OF DISPARATE IMPACT RULE

The U.S. Department of Housing and Urban Development (HUD) issued a proposed rule repealing its Discriminatory Effects Standard, which governs disparate impact liability in accordance with the Fair Housing Act. Disparate impact liability is the legal theory prohibiting seemingly facially neutral policies that cause a disproportionate negative impact on a protected class, as opposed to more explicitly discriminatory policies and practices. The proposed rule asserts that, "it is appropriate for courts, not a Federal agency, to make determinations related to the interpretation of disparate impact liability under the Fair Housing Act." The proposed rule was issued as pre-published and was published formally in the Federal Register in January.

To read the article, visit [HUD Proposes Rescission of Disparate Impact Rule](#).

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

HUD MOVES TO END ASSISTANCE FOR FAMILIES WITH MIXED IMMIGRATION STATUS

On Feb. 20, HUD published a proposed rule in the Federal Register to prevent

families with mixed immigration statuses from receiving certain federal housing assistance. Comments are due by April 21.

According to the proposed rule summary, the rule would revise HUD's Section 214 implementing regulations to require verification of U.S. citizenship or eligible immigration status for all applicants and recipients of assistance under a covered program, regardless of age. The proposed rule would also make prorated assistance a temporary condition pending verification of the eligible status of all family members, where permitted by statute, rather than under HUD's current regulations, where prorated assistance could continue indefinitely.

To read the proposed rule, visit [Federal Register :: Housing and Community Development Act of 1980: Verification of Eligible Status](#).

HOTMA COMPLIANCE EXTENDED

The Office of Multifamily Housing Programs published a [Housing Notice](#) extend-

ing the Housing Opportunity Through Modernization Act of 2016 (HOTMA) compliance date from Jan. 1, 2026 to Jan. 1, 2027, for all owners participating in HUD Multifamily project-based rental assistance programs. Full compliance with the HOTMA final rule and discretionary policies is mandatory for all certifications with a January 1, 2027, date or later.

Owners may become fully compliant with HOTMA rules and regulations prior to Jan. 1, 2027, by using the [rent override function](#) in the Tenant Rental Assistance Certification System (TRACS). Owners should continue to follow their existing Tenant Selection Plans (TSP) and Enterprise Income Verification (EIV) policies and procedures until they are fully compliant with HOTMA.

For questions regarding this [notice](#), please contact MFH_HOTMA@hud.gov.

To read the notice, visit [Notice H 2025-07](#). [OSI](#)

Multifamily affordable housing developers and managers are invited to enter NAHMA's 2026 Affordable Housing Vanguard Award competition, which recognizes the best in newly developed or rehabilitated affordable multifamily housing communities.

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DUE JUNE 5, 2026

www.nahma.org/awards-contests/vanguard-awards



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HUD Delays Effective Date for Revoking 30-Day Eviction Notice

PROPERTY MANAGEMENT | OCCUPANCY

On March 13, the Department of Housing and Urban Development (HUD) published an update to its notice regarding the [revocation of the 30-day notification requirement](#) before terminating a lease for nonpayment of rent, which was originally published Feb. 26 in the *Federal Register*. The update changes the rule from an “interim final rule” to a “proposed rule” and delays the effective date indefinitely pending a public comment period. The

were put in place in alignment with congressional efforts to provide emergency economic relief during the pandemic. Before former President Joe Biden left office, the department updated the requirement, effectively making it permanent even after the COVID national emergency ended.

Under the proposed rule, regulatory requirements for notice of termination for nonpayment of rent would return to pre-2021 requirements, which range from five to 30 days for HUD programs

rent in HUD-assisted housing. This is an important step toward balancing the needs of residents in financial hardship with the operational realities of affordable housing providers. Previously, NAHMA and our partners raised concerns that HUD’s 30-day notification requirement—though well-intentioned—placed significant strain on property owners, often compounding arrearages, preventing normal lease enforcement, and threatening the financial stability of affordable housing communities.

Left unchanged, it risked discouraging private sector participation, raising operating costs, and reducing the supply of affordable housing. HUD’s revised approach reflects a pragmatic com-

mitment to protect tenants while ensuring sustainable property operations. NAHMA looks forward to continued collaboration on regulatory reform to reduce operating costs, strengthen communities, improve the lives of residents, and meet the affordable housing needs across the nation,” said Kris Cook, CAE, CEO of NAHMA.

The changes to the lease termination policy would impact more than 2 million households residing in federally funded housing, according to the department statement.

After it was first issued as an interim final rule, Politico reported that the National Housing Law Project, the Legal Aid Society of Eastern Virginia, and law firm Debevoise & Plimpton LLP filed a legal complaint on behalf of local advocates and tenants. The plaintiffs asked for a preliminary injunction, arguing that HUD’s publication of the rule bypassed the required public comment period. The status of the rule was then changed to proposed with the new *Federal Register* notice on March 13. **OSI**

“ON BEHALF OF NAHMA AND OUR MEMBERS, we commend HUD Secretary Turner for his leadership in issuing updated, streamlined guidance for nonpayment of rent in HUD-assisted housing.”

deadline to submit comments is April 27. To read the updated March notice, visit [Revocation of the 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent; Indefinite Delay of Effective Date](#).

The proposed rule revokes the Biden administration’s 2021 interim final rule and 2024 final rule requiring that public housing agencies (PHAs) and owners of properties receiving Project-Based Rental Assistance (PBRA) provide certain renters with 30-day notification before termination of lease for nonpayment of rent, which

and depend on state and local laws. The proposed rule also removes requirements from the 2021 and 2024 rules related to information in termination notices.

“Biden’s big government COVID-19 policies were issued under the assumption that bureaucrats know better than state and local leaders on how to manage their affordable housing programs, so they simply took away their ability to choose,” HUD Secretary Scott Turner said in a press release. “This deregulatory action advances HUD’s mission of cutting red tape, promoting local flexibility, and increasing housing affordability.”

Affordable housing groups, including NAHMA, advocated against the Biden administration’s decision to make the 30-day eviction notice requirement permanent in 2024.

“On behalf of NAHMA and our members, we commend HUD Secretary Turner for his leadership in issuing updated, streamlined guidance for nonpayment of

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RESOURCES

To read the March updated notice, visit [Revocation of the 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent; Indefinite Delay of Effective Date](#)

To read the original February interim rule, visit [Revocation of the 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent](#)