SUMMER 2026

On-Site Insights

NAHMA'S NEWSLETTER FOR CERTIFIED AFFORDABLE HOUSING PROFESSIONALS

IN THIS ISSUE

Continue Your Professional Journey With NAHMA

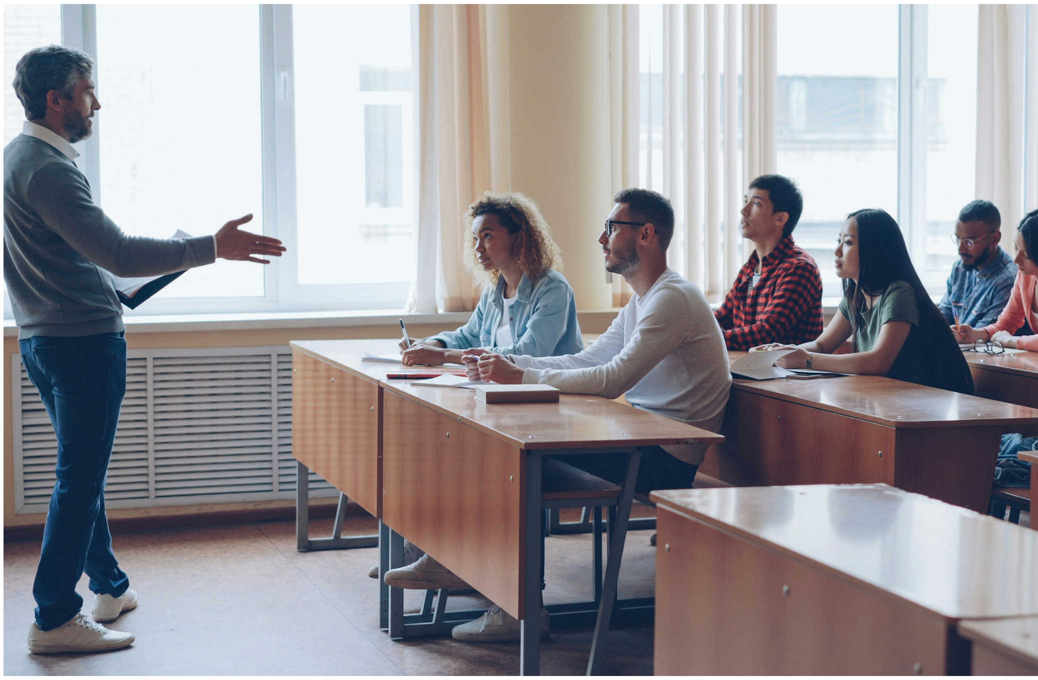
BY JENNIFER JONES

ASSOCIATION NEWS | PROPERTY MANAGEMENT | OCCUPANCY | FAIR HOUSING

When was the last time you invested in your professional future?

The National Affordable Housing Management Association (NAHMA) offers several ways to help you improve your leadership skills or become an invaluable team member.

"Professional development is important to me because it helps me stay current with industry regulations, strengthen my skills, and provide better service to residents and communities," Gabriela Chavez, NAHP-e, SHCM, BCD, FHC, chief of staff for Solari Enterprises Inc., said. "I see NAHMA's credentialing programs as an investment in both personal and professional growth. They help develop future leaders, promote industry best practices, and support the ongoing success of affordable housing professionals and the communities we serve."



VITALY GARIEV/UNSPLASH

EARN A CREDENTIAL

NAHMA offers seven credentials and one industry-wide certification. Even if you have already earned the Certified Professional of Occupancy (CPO) or Fair Housing Compliance (FHC) credential, or Specialist in Housing Credit Management (SHCM) certification, you can take your education further with the National Affordable Housing

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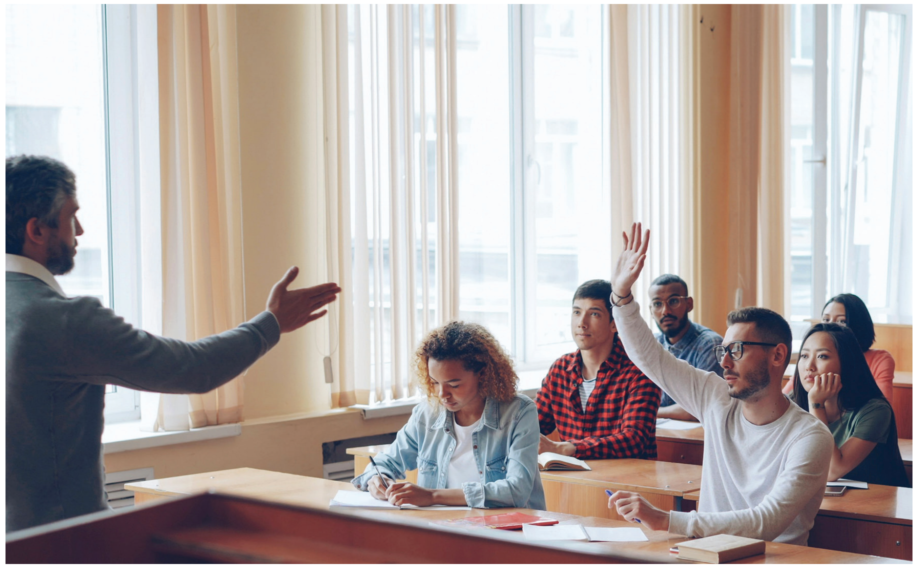
Professional (NAHP) and the National Affordable Housing Professional Executive (NAHP-e).

The NAHP and the NAHP-e are the only professional credential programs with stringent requirements dedicated solely to recognizing and promoting achievement of the highest possible standards in affordable housing management.

"The NAHP and NAHP-e credentials are more than just professional designations; they are opportunities to grow as leaders in our industry. They provide practical knowledge that can be applied to our daily work while also helping us better understand the bigger picture of affordable housing. For me, these credentials reinforce a commitment to excellence, continuous learning, and serving our residents and communities at the highest level. They also connect professionals with a network of peers who share the same passion for affordable housing and making a difference in people's lives," Chavez said.



VITALY GARIEV/UNSPLASH

The NAHP is geared for site/community managers, assistant site managers, occupancy/compliance specialists, compliance officers, directors of compliance, training specialists, social service coordinators and site administrators, to name a few.

Candidates for the NAHP must complete coursework in the following areas: occupancy, fair housing and basic apartment management. NAHMA's CPO or SHCM plus FHC fulfill the coursework requirement.

Additionally, candidates must meet either a nationally recognized management designation with a minimum of 40 hours of training, such as the National Association of Home Builders' Registered in Apartment Management, the Institute of Real Estate Management's Certified Property Manager or Accredited Residential Manager, the National Apartment Association Education Institute's Certified Apartment Manager, or a minimum of 20 hours of alternative apartment management training.

> **"THE NAHP AND NAHP-E CREDENTIALS are more than just professional designations; they are opportunities to grow as leaders in our industry. They provide practical knowledge that can be applied to our daily work while also helping us better understand the bigger picture of affordable housing."**

All candidates must accumulate a minimum of two years of experience in affordable housing functioning as a site manager, assistant manager, occupancy specialist, leasing consultant, or equivalent position(s).

Finally, they must be actively engaged in the industry, in good standing with and recommended by a local/state/regional Affordable Housing Management Association (AHMA) and adhere to the NAHP Code of Professional Conduct.

The NAHP-e is for senior-level professionals, including owners and principals, CEOs and executive directors, managing agents, asset managers, and regional/district/portfolio managers.

Candidates for the NAHP-e must have at least five years of experience in the affordable housing industry, and a minimum of three years in an executive leadership role.

As with the NAHP, the NAHP-e candidate must be actively engaged in the industry, in good standing with and recommended by a local/state/regional AHMA and adhere to the NAHP Code of Professional Conduct.

"The NAHP-e designation has helped me expand my industry knowledge, strengthen my leadership abilities, and build credibility with peers, clients, and industry partners. It has also given me opportunities to network and learn from other housing professionals across the country," Chavez said.

Both credentials represent the pinnacle of success in affordable housing management. They signal experience, integrity and excellence. Additionally, they validate the holder's operations and oversight expertise; build credibility with peers, partners and stakeholders; and strengthen leadership standing and peer networks.

The NAHP and NAHP-e are just examples of the educational opportunities NAHMA offers.

"I currently hold the FHC, BCD [Blended Compliance Designation], SHCM, and NAHP-e credentials from NAHMA. I pursued these designations because I believe in continuing my professional development and expanding my knowledge of affordable housing. Each credential has helped me strengthen my skills, stay current with industry standards, and provide the best possible service to residents and communities. They also reflect my commitment to excellence, leadership, and lifelong learning in the affordable housing field," Chavez said.

LEARN TO LEAD

The affordable housing industry needs leaders who can navigate complexity, inspire teams, and drive organizational results. The NAHMA Emerging Leaders Learning Series (NELLS) executive-level course can provide industry trailblazers with the tools they need to succeed and generate positive outcomes. Sessions begin Aug. 6, 2026. NELLS*Executive* was designed exclusively for senior organizational leaders, in conjunction with affordable housing property management professionals, to accelerate the professional growth of industry leaders.

NELLS*Executive* focuses on three dimensions: leading yourself, leading teams, and providing business leadership. Through group sessions and individual coaching, each participant will learn how to best enhance their personal leadership competencies by developing the professional habits and skills necessary to achieve desired outcomes. The topics covered in the executive-level course include management vs. leadership, adaptive leadership, authority vs. influence, growth mindset, effective delegation, navigating uncertainty, and preparing for disruption.

The virtual course 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 via Zoom videoconferencing.

The registration deadline for NELLSExecutive is July 13. Class size is limited to five to 15 participants, and registration is on a first-come, first-served basis.

NELLS*Manager,* created for property-level and frontline affordable housing management professionals, will take place in early 2027.

To find out about all of NAHMA's educational opportunities, visit https://www.nahma.org/education-events/credentials-certification/. **OSI**

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

NAHMA Launches Search for 2026's Top Affordable Housing Communities

ASSOCIATION NEWS

The search for the nation's most outstanding affordable multifamily housing communities is officially underway. NAHMA has opened entries for the 2026 Communities of Quality (COQ) Awards—one of the industry's most prestigious distinctions—which honors excellence in property management, resident services, and community impact. The submission deadline is Nov. 5. "Distinctive affordable multifamily housing is the hallmark of excellence in property management. Each year, NAHMA's COQ Awards recognize the best in the industry," said Kris Cook, CAE, CEO of NAHMA.

The prestigious COQ Awards recognize the achievements of affordable multifamily housing providers who have made an unprecedented contribution to the affordable housing industry by developing and maintaining outstanding properties that are safe and vibrant places to live.

The 2026 COQ Awards will be presented in the following categories:

- Exemplary Family Development
- Exemplary Development for the Elderly
- Exemplary Development for Residents with Special Needs
- Exemplary Development for Single Room Occupancy Housing
- Outstanding Turnaround of a Troubled Property

A management company can submit one entry for each category, but each entry must be for a different property. Properties that previously entered the COQ awards competition but did not win are encouraged to reapply; however, previous COQ Award winners are not eligible to reenter. Additionally, any community that receives a NAHMA award—regardless of the program—must wait two years before applying for or being nominated for another NAHMA award.

To be eligible for the COQ Awards, a property must first earn a minimum score of 325 points on the NAHMA COQ National Recognition Program application. The deadline to submit new COQ National Recognition applications to a local Affordable Housing Management Association (AHMA) for consideration is Sept. 3.

> **"DISTINCTIVE AFFORDABLE MULTIFAMILY HOUSING is the hallmark of excellence in property management. Each year, NAHMA's COQ Awards recognize the best in the industry,"**

Properties that previously received fewer than 325 points on their COQ National Recognition application may update and resubmit their materials if improvements have been made. The COQ Awards application brochure includes complete instructions for updating applications and is available for download on NAHMA's website.

Award winners will be notified in early January 2027 and will receive their awards at a special ceremony during the NAHMA 2027 March meeting in Washington, D.C.

The 2026 COQ Awards program is generously jointly sponsored by Navigate Affordable Housing Partners, a nonprofit engaged in affordable housing preservation, community revitalization, and consulting services centered around the affordable housing industry; and Yardi, which develops and supports industry-leading compliance, accounting and property management software for every type and size of affordable housing provider.

For complete eligibility requirements and to download the COQ Awards application, visit www.nahma.org/communities-of-quality/coq-awards-program/.

Additionally, the revised NAHMA COQ National Recognition Program application allows broader participation, including from non-HUD properties. An overview is available under the Communities of Quality tab at www.nahma.org.

Local AHMAs will also celebrate regional COQ program participants. Check with your local AHMA for program details. A directory of AHMAs is available at www.nahma.org/about-nahma/ahma-directory/.

For questions or additional information, contact Paulette Washington at 703-683-8630, ext. 6 or pwashington@nahma.org.

Properties that achieve national COQ recognition are encouraged to showcase their status through NAHMA's Digital Smart Badges, which can be displayed on property websites. These clickable badges instantly verify a property's COQ credentials for site visitors. More information about the Digital Smart Badges program is available on the National Communities of Quality Program webpage at nahma.org. OSI

NAHP & NAHP-e: The Pinnacle of Success in Affordable Housing Management

Lead with Credibility. Be Recognized for Excellence.

NAHMA Credential

National Affordable Housing Professional (NAHP)

WHO THE NAHP IS FOR

- Site/Community Manager
- Assistant Site Manager
- Occupancy/Compliance Specialist
- Compliance Officer
- Director of Compliance
- Training Specialist
- Social Service Coordinator
- Site Administrator

WHY EARN?

- ★ Trusted industry leadership credential
- ★ Validates operations and oversight expertise
- ★ Builds credibility with peers, partners, and stakeholders
- ★ Strengthens leadership standing and peer network

REQUIREMENTS

Education

CPO or SHCM + FHC credentials, plus RAM, CPM, CAM, or ARM (40 hrs min) or 20 hrs of Alternative Apartment Management training.

Experience

Minimum 2 years as Site Manager, Assistant Manager, Occupancy Specialist, Leasing Consultant, or equivalent role.

Good Standing & Annual Renewal

Actively engaged in the industry; in good standing; recommended by a local/state/regional AHMA; adhere to the NAHP Code of Professional Conduct; 6 CEU credits required annually.

The NAHP designation signals experience, integrity, and excellence.

NAHMA Executive Credential

National Affordable Housing Professional — Executive (NAHP-e)

WHO THE NAHP-E IS FOR

Senior-level professionals, including:

- Owners and Principals
- CEOs and Executive Directors
- Managing Agents
- Asset Managers
- Regional/District/Portfolio Managers
- Equivalent Executive Leaders

WHY EARN?

- ★ Trusted industry leadership credential
- ★ Validates operations and oversight expertise
- ★ Builds credibility with peers, partners, and stakeholders
- ★ Strengthens leadership standing and peer network

REQUIREMENTS

Industry Experience

Minimum 5 years in the affordable housing industry.

Executive Leadership

Minimum 3 years as owner/principal, CEO/executive director, managing agent, asset manager, or regional/district/portfolio leader.

Good Standing & Annual Renewal

Actively engaged in the industry; in good standing; recommended by a local/state/regional AHMA; adhere to the NAHP Code of Professional Conduct; 6 CEU credits required annually.

The NAHP-e designation signals experience, integrity, and excellence.

Ready to elevate your leadership profile?

Learn more and apply at nahma.org

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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.

IN BRIEF

NAHMA APPLAUDS PASSAGE OF THE 21ST CENTURY ROAD TO HOUSING ACT

The National Affordable Housing Management Association (NAHMA) expresses its appreciation and support to Congress for the bipartisan, bicameral passage of the 21st Century ROAD to Housing Act. This landmark legislation addresses the root causes of the nation's housing supply shortage, currently estimated at 5.5 million units, by cutting red tape, modernizing legacy programs, and driving private capital into affordable housing development.

"The legislation recognizes that addressing the nation's housing affordability challenges requires a practical, comprehensive approach: expanding supply, preserving existing affordable housing, modernizing federal housing programs, reducing unnecessary regulatory barriers, and strengthening the financing tools needed to support development and long-term operations," NAHMA CEO Kris Cook, CAE, said.

The 21st Century ROAD to Housing Act introduces vital updates across federal housing programs that will streamline operations and rapidly expand the supply of affordable homes.

Click to read the press release, NAHMA Applauds Passage of the 21st Century ROAD to Housing Act.

NEW AND UPDATED GRRP CLOSING DOCUMENTS NOW AVAILABLE

The Department of Housing and Urban Development (HUD)'s Office of Multifamily Housing Programs has released revised versions of the GRRP closing documents that incorporate changes made in Housing Notice 2026-01, including new documents for the Comprehensive cohort. The latest versions are located in HUD's Greenlight System in "GRRP Resources." To minimize version-control issues, the revised documents all include a footer that reads "Version: May 2026."

All awardees submitting a draft closing package in Greenlight on or after June 15, 2026, must use the latest versions of the templates and documents. Awardees who are currently in closing may switch to the updated documents before closing and should discuss any proposed document changes with their assigned GRRP closing coordinator.

Click to read the notice, Housing Notice 2026-01.

CHANGES TO TPV ELIGIBILITY IMPACTING RAD/SECTION 18 BLEND AND MOD REHAB CONVERSIONS

Historically, HUD's policy provided for replacement Tenant Protection Vouchers (TPVs) for vacant units that were occupied by an assisted family in the previous 24 months. As described in the May 6, 2026, PIH Notice 2026-12, to manage future costs and anticipated increases in TPV requests, for events triggering TPVs that occur after May 6, 2026, HUD has changed this window to cover units that an assisted family occupied in the previous 12 months. However, for Rental Assistance Demonstration (RAD)/Section 18 Blends and Moderate Rehabilitation (Mod Rehab) to Project Based Vouchers, any Financing Plan or Conversion Plan relying on the use of TPVs that was submitted before May 6, 2026, will be subject to the policy awarding TPVs for units occupied in the previous 24 months, even if the "triggering event" has not yet been reached. Any Financing Plan or Conversion Plan relying on the use of TPVs that is submitted on or after May 6 will be subject to the policy awarding TPVs for units occupied in the previous 12 months from the triggering event.

Click to read Notice PIH-2026-12.

UPDATES TO 2026 FHA MORTGAGE LIMITS/MULTIFAMILY ACCELERATED PROCESSING (MAP) GUIDE THRESHOLDS

Through a Mortgagee Letter, the Federal Housing Administration (FHA) has updated the Base City High Cost Percentage and High Cost Areas, as well as the annual indexing of the Multifamily Accelerated Processing (MAP) Guide's Substantial Rehabilitation and Large Loan Risk Thresholds.

These annual updates adjust:

- Maximum FHA Multifamily Mortgage Insurance Loan Limits;
- High Cost Areas;
- Large Loan Risk Mitigation Thresholds; and

- Per-unit Base Cost for Substantial Rehabilitation.

These adjustments reflect regional economic conditions and construction costs in High Cost Areas.

The annual revisions and indexing apply to all applications submitted or amended on or after Jan, 1, 2026, provided the loan has not been initially endorsed.

Click to read the Mortgagee Letter.

URBAN INSTITUTE ANALYSIS SHOWS LIHTC PRODUCTION VARIES

The Low-Income Housing Tax Credit (LIHTC) has been the largest source of federal assistance for affordable rental housing development in the United States, financing between 3.3 and 3.7 million rental units over the past 40 years. Yet, a new Urban Institute analysis finds that LIHTC production has varied dramatically across states and metropolitan areas, even after accounting for population. These differences reflect a combination of policy choices, financing structures, development costs, and local market conditions.

Key findings include:

- Between 1987 and 2022, Pennsylvania, Arizona, and Connecticut financed the fewest LIHTC units per capita, while Mississippi and Washington state financed more than twice as many units per resident. Washington, D.C., led by a wide margin.
- More recently (2018–2022), Washington, D.C., Washington state, and Colorado financed the most LIHTC units per capita, while Alabama, Wisconsin, Idaho, New Mexico, and Connecticut ranked among the lowest.
- Differences are not driven solely by population. State allocation practices, development costs, private activity bond capacity, state incentives, and other funding sources all shape how much affordable housing gets built.

To read the report, click LIHTC at 40: How Much Affordable Housing Has Been Built in Your State? **OSI**

Rental Markets Cool but Affordability Crisis Deepens, Harvard Report Finds

HOUSING

A report from the Joint Center for Housing Studies of Harvard University, "America's Rental Housing 2026," paints a picture of a rental market in transition: softening demand and rising vacancies are finally putting a lid on rent growth, but that relief has come too late for millions of cost-burdened renters, while federal support continues to lag far behind need.

DEMAND AND SUPPLY BOTH PULL BACK

After the record-setting rent increases of the pandemic years, growth has hovered near zero since mid-2023. The executive summary of the report notes that asking rents for professionally managed apartments fell 0.6% year over year in the fourth quarter of 2025, with declines in 74 of the 150 largest markets. Only six markets saw rent growth of 4% or more.

The slowdown traces back to renter demand, which weakened sharply in the back half of 2025. Annual renter household growth peaked at 784,000 in the second quarter before slowing to 366,000 by the fourth quarter, a pullback the report attributes to "slowing job growth, declining consumer sentiment, and restricted immigration." Vacancy rates climbed to 5.2% in response.

Construction has cooled as well, though it remains historically elevated. Multifamily starts totaled 416,000 units in 2025, which is well off the 2022 peak of 547,000 but still above prepandemic norms. Material costs are a major factor: input prices for residential construction rose 42% between January 2020 and December 2025, compared with just 7% growth over the prior five-year stretch.

A WORSENING AFFORDABILITY PICTURE

Despite the market cooling, affordability hit another all-time low. Cost-burdened renter households—those spending more than 30% of income on rent and utilities—reached 22.7 million in 2024, including 12.1 million with severe burdens or more than half of income. The overall burden rate has held near 49% since the start of the decade, but that masks a longer trend: burden rates are up 8.8 percentage points since 2001.

What may concern operators most is how far burdens have crept up the income scale. Among renters earning $30,000 to $44,999, 72% were cost burdened in 2024, a 14.9-point increase since 2001. Even households earning $75,000 or more saw their burden rate climb to 14%, up 4.1 points since 2019. For the lowest income renters, the math is especially stark: after paying rent and utilities, the median household earning under $30,000 has just $210 left each month, a 60% drop since 2001.

A core driver is the dwindling supply of lower-cost units. The supply of units renting for under $600 fell by 2.5 million from 2014 to 2024, even as units renting for $1,400 or more grew by 11.8 million.

STRAINED SAFETY NET, AGING STOCK

Federal rental assistance reaches barely one in four eligible households, and the report flags a real near-term risk: even with the 2026 appropriations bill increasing the Department of Housing and Urban Development's budget, funding may not be enough to renew contracts for the 2.3 million households served by Housing Choice Vouchers. Meanwhile, cuts to the Supplemental Nutrition Assistance Program and Medicaid in the 2025 reconciliation bill are expected to squeeze household budgets further, which are already stretched by housing costs.

Property condition is a growing liability in its own right. The median age of rental housing reached 45 years in 2023, and the Federal Reserve Bank of Philadelphia estimates that 41% of occupied rental units carried at least one repair need in 2024, totaling $70.1 billion. Add to that the more than 18 million rental units located in counties with at least moderate environmental hazard risk, and the capital needs facing owners and operators are substantial.

THE BOTTOM LINE

The report's framing is double-edged: rent growth is easing and may give renters some breathing room, but the underlying affordability gap, built up over two decades, won't close on its own. With federal resources constrained, the report notes that "bipartisan solutions to improve housing affordability, increase supply, and meet the needs of the aging rental stock are possible," pointing to growing state and local innovation as a sign that momentum is building even as Washington's role shrinks. **OSI**

Editor's note: Generative AI was used to summarize the executive summary of the report for this article.