

NAHMA News

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

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HOTMA Becomes Law

President Barack Obama signed into law H.R.3700, the Housing Opportunity Through Modernization Act of 2016 (HOTMA), on July 29 after Congress unanimously passed the legislation. HOTMA streamlines certain parts of the U.S. Department of Housing and Urban Development's (HUD) rental assistance programs, including the public housing program, the Housing Choice Voucher (HCV) program and the project-based rental assistance program. As a result of HOTMA, the Congressional Budget Office estimates that implementing this legislation would "reduce spending subject to appropriation by \$311 million over the 2017-2021 period, assuming appropriations are consistent with the estimate."

Over the past year, NAHMA has been part of a large industry coalition of housing advocates supporting the passage of HOTMA. As a result of strong advocacy efforts, HOTMA makes common sense revisions to income calculations and inspection processes and limiting eligibility based on assets .


As a result of HOTMA, the Congressional Budget Office estimates that implementing this legislation would "reduce spending subject to appropriation by \$311 million over the 2017-2021 period, assuming appropriations are consistent with the estimate."

For a comparison chart of HOTMA changes to current law, visit the Center for Budget and Policy Priorities' HOTMA resource page, http://www.cbpp.org/sites/default/files/atoms/files/hr_3700-current_law_12-7-15.pdf.

PHYSICAL INSPECTIONS

Under the Housing Choice Voucher program, public housing authorities (PHA) are required to inspect residential units to ensure they meet quality standards before assistance. HOTMA allows payments to be made if a unit does not meet those standards based on nonlife-threatening conditions. If the deficiency is not corrected within 30 days, future payments would be withheld until it is.

A PHA would be able to authorize occupancy before completing its inspection if a property has met the requirements of an alternative inspection method

A black and white portrait of Michael Johnson, a middle-aged man with dark hair, wearing a dark suit jacket over a light-colored collared shirt. He is smiling and looking towards the camera. The background is a blurred office setting with bookshelves.

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Focusing Attention On the Positives

EACH YEAR, NAHMA COMMENDS the communities that prove the classification of “affordable housing” does not have to be a negative. We applaud the leaders that keep the industry strong. In addition, NAHMA pays tribute to the children and the adults that call these communities home.

RECOGNIZING EXCEPTIONAL COMMUNITIES

Help us honor the multifamily developments that prove affordable housing can be an asset to any community through the Communities of Quality (COQ) National Recognition Program and COQ Awards.

To be eligible for the COQ Awards, a community must be a COQ Nationally Recognized property. For more information on the Communities of Quality National Recognition program, visit <http://www.nahma.org/awards-contests/communities-of-quality/>.

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

If you are already a Nationally Recognized property, you have done the hard part. Now is the time to work on your application for the 2016 COQ Awards competition, which is due Nov. 4. The application brochure can be downloaded from the COQ webpage at www.nahma.org. See page 24 for more details.

SEND US YOUR CHOICES

Nominations for NAHMA’s annual Industry Awards are due Nov. 4. To nominate someone for any of the following three

awards, please send me an email explaining which award you are nominating the person for and why you think the person should be the award winner, including specific accomplishments supporting your recommendation. This section should be a minimum of 100 words up to a maximum of 1,500 words.

NAHMA Industry Statesman

Award: Given annually to a NAHMA Executive Council member who is either in or nearing retirement, in recognition of many years of outstanding leadership and service to the association.

NAHMA Industry Achievement

Award: Given annually to a NAHMA Executive Council member who has contributed significant or noteworthy leadership or contribution to NAHMA within the past year or two.

Industry Partner Award: Given annually to a government agency or other affordable housing organizational partner that has made a significant contribution to the cause of affordable housing in the previous year.

SUPPORT BUDDING ARTISTS

Celebrate the people who make up our wonderful communities by ordering a 2017 NAHMA Drug-Free Kids Calendar.

The calendars feature outstanding original artwork by children, seniors and adults with special needs living in affordable multifamily housing. This year’s theme is Words That Heal: Stop Bullying, Spread Kindness. To get a sneak peek of the winning artwork, turn to page 17.

The cost is \$5.50 per calendar, which is a HUD and USDA allowable project expense. **NN**

Kris Cook, CAE, is executive director of NAHMA.

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within the past 24 months. An agency also would be able to make payments retroactive to the beginning of the lease term after it completes its inspection and determines the unit meets housing quality standards.

HOTMA adds enforcement provisions for housing quality standards such as requiring PHAs to reduce assistance for failure to comply. If the owner of the residence does not correct a deficiency within a set time frame, the PHA could terminate the housing assistance payments (HAP)

contract for the unit. The PHA would then have to help the family find a new residence. PHAs can waive the enforcement requirements if

it determines that the resident is responsible for any damage that results in a failure to comply with the standards.

INCOME REVIEWS

HOTMA changes how income is defined and what deductions can be taken when determining a resident's rent responsibility for all federal assistance programs.

Income would mean any income received by each member of a household who is 18 or older and any unearned income for each dependent younger than 18. It would exclude imputed returns on assets unless net family assets exceed \$50,000, which would be adjusted for inflation; certain Supplemental Security Income payments; disability benefits from the U.S. Department of Veterans Affairs; aid and attendance assistance for veterans; and any other income sources determined by HUD. It also would exclude student's earned income and tuition assistance, as well as amounts in educational savings accounts.

PHAs or property owners will review income annually for most families.

Reviews are conducted every three years for families with a fixed income, as provided by the Fixing America's Surface Transportation (FAST) Act of 2015.

Under HOTMA, reviews would also be conducted when a family's income or deductions result in a 10 percent increase in annual adjusted income. A family could request a review if their annual adjusted income is expected to decrease by 10 percent.

A PHA or property owner is directed to use estimates of family income for the

HOTMA adds enforcement provisions for housing quality standards such as requiring PHAs to reduce assistance for failure to comply. If the owner of the residence does not correct a deficiency within a set time frame, the PHA could terminate the housing assistance payments (HAP) contract for the unit.

upcoming year when determining eligibility for initial occupancy or housing assistance. For annual reviews, where applicable, income from the preceding year would be used.

Family income could also be determined before deductions are applied based on eligibility for other means-tested public assistance programs, such as Temporary Assistance for Needy Families.

HOTMA repeals provisions in current law that prohibit rent increases for a family as a result of increased income due to employment within the first year of starting a job. Deductions for determining adjusted income are modified as follows:

- The deduction for an elderly or disabled family increases to \$525, from \$400, and adjusted for inflation in future years.
- Health care expenses that exceed 10 percent of annual family income may be deducted, instead of 3 percent.
- The existing earned income disregard is eliminated.
- Child care deduction remains the same as under current law.

■ Dependent deduction initially remains at \$480, but will be adjusted for inflation in future years.

■ Additional deductions that a PHA establishes at its discretion, subject to procedures created by HUD to ensure these deductions do not materially increase federal expenditures.

HUD is required to provide financial hardship exemptions for the requirements related to health care and child care expenses.

ELIGIBILITY

Housing assistance cannot be provided to any family whose net assets, as defined by HOTMA, exceed \$100,000. The amount is adjusted annually for inflation. It also cannot be provided to any family who owns real property that is suitable to live in, though the prohibition would not apply in some circumstances, such as for victims of domestic violence or a family that is offering the property for sale.

HOTMA requires PHAs to terminate the tenancy or increase rent for families in public housing whose income for the most recent two consecutive years exceeds 120 percent of the area's median income. PHAs would need to provide written notice to the family after one year in which their income has exceeded the limits. HUD could also adjust the limit based on several factors. PHAs are required to produce annual reports on the number of "over income" residents and the number of families on a waiting list for admission to public housing projects.

HOTMA makes changes to eligibility for a family unification program for

children aging out of foster care. It applies to individuals who are at least 18 and not more than 24 years old, instead of 21 years old, and for those who will leave foster care within 90 days and are homeless or at risk of becoming homeless. It also applies for as long as 36 months, instead of 18 months.

HOTMA directs HUD to issue guidance to improve coordination between PHAs and public child welfare agencies in carrying out the program.

PROJECT-BASED VOUCHERS

HOTMA makes several changes to the project-based voucher program, which allows PHAs to use a portion of their HCVs for specific units instead of specific residents. A PHA could use as much as 20 percent of its voucher allocation for project-based assistance, instead of 20 percent of the funding available for vouchers. An additional 10 percent would be allowed for units for individuals or families that are homeless, veterans, disabled or elderly.

Project-based voucher assistance has an income-mixing requirement that restricts assistance to 25 percent of dwelling units in a project. HOTMA allows it to be used for 25 percent of units or 25 units, whichever is greater. In areas where the tenant-based vouchers are difficult to use or that have a poverty rate of 20 percent or less, project-based voucher assistance could be applied to as much as 40 percent of dwelling units.

In addition, HOTMA increases the allowable contract term for project-based vouchers to 20 years, from 15 years, and would make changes to rent adjustments under a HAP contract.

PHA OWNERSHIP AND FUNDS

HOTMA defines ownership of a PHA unit in instances where the

continued on page 6

On the Agenda

While HOTMA was signed into law, there are still a number of bills focused on affordable housing awaiting attention in Congress that NAHMA is closely monitoring.

On July 14, Florida Sens. Marco Rubio (R-FL) and Bill Nelson (D-FL) introduced the **Housing Accountability Act of 2016**. This bill would require the Department of Housing and Urban Development (HUD) to survey residents twice a year about property conditions and management performance. New penalties for property owners who repeatedly fail the resident surveys would also be enforced.

Along with the surveys, HUD would be required to gather a report regarding the “adequacy of capital reserves” for a property receiving Section 8 assistance. This bill comes after a visit by Rubio to an affordable housing property that reportedly had neglect and mismanagement issues.

NAHMA will review and monitor this legislation. While NAHMA understands the need to address poor preservation and maintenance practices, lawmakers should acknowledge industry efforts to abide by high standards.

Rep. Maxine Waters (D-CA) introduced the **Preserving HUD’s Multifamily Field Offices Act of 2016** on May 11. This bill prohibits HUD from relocating to any core office of the Office of Multifamily Housing any asset management position, including any account executive, senior account executive and troubled asset specialist position that, as of this bill’s enactment, is located at a noncore office of Multifamily Housing. “Core office” is defined as a regional hub office located in Atlanta, Chicago, Fort Worth, New York City or San Francisco. Upon the occurrence of a vacancy in any asset management position at any noncore office, including any vacancy in existence as of the date of enactment, HUD may newly hire an employee to fill that position only at the same noncore office.

This bill was referred to the House Committee on Financial Services.

Sens. Maria Cantwell (D-WA) and Orrin Hatch (R-UT), on June 14, introduced the **Affordable Housing Credit Improvement Act of 2016**. This is their second bipartisan bill introduced together that concerns the Low-Income Housing Tax Credits (LIHTC).

In May, Cantwell and Hatch introduced legislation to expand the LIHTC by 50 percent, permit income averaging at properties and create a permanent minimum 4 percent housing credit rate for acquisition and for housing bond-financed properties. The June bill builds on the proposed expansion with new program provisions that aim to make housing credit administration more predictable and streamlined, support the preservation of existing affordable housing, facilitate housing credit development in challenging markets like rural and Native American communities, and increase the housing credit’s ability to serve extremely low-income residents.

NAHMA supports this bill and will actively advocate for the expansion of the LIHTC.

On April 12, legislation to preserve Section 521 Rental Assistance (RA) for rural affordable properties with expiring mortgages was introduced in the House and Senate. Titled the **Rural Housing Preservation Act of 2016**, the bill was introduced by Rep. Ann Kuster (D-NH) and Sen. Jeanne Shaheen (D-NH). This bill would require that any owner of a property financed with a loan made or insured under Section 515, whether the loan is outstanding or fully paid, must lease an available unit to a family or individual with a Rural Housing Voucher (RHV).

Additionally, the bill seeks to decouple the rental assistance from maturing mortgages. Under this provision, the secretary of the U.S. Department of Agriculture (USDA) may contract to make and renew annual assistance payments to properties with maturing mortgages. The agreement must be made no later than 24 months before the maturation of the loan and will be subject to a term of 20 years. Owners of these properties would be required to continue to operate such a project as if it were subject to an existing loan under Section 515, and will adjust the amount of assistance provided to a household upon a decrease in the household’s monthly income of \$100 or more.

The secretary of USDA must also establish uniform requirements and conditions for any sale or transfer of a property financed with a loan under Section 515 to any entity, including a nonprofit organization, that seeks to acquire a property with LIHTCs. Kuster said that she was inspired to craft this legislation after the RA shortfall that occurred at the end of fiscal year 2015 and beginning of FY 2016.

The bill was referred to the House Committee on Financial Services and the Committee on Banking, Housing, and Urban Affairs.

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HOTMA BECOMES LAW, *continued from page 5*

PHA both owns and administers assistance for the unit. Under current law, HUD is required to conduct inspections and make rent determinations. Under HOTMA, ownership includes a unit owned by the agency, by an entity wholly controlled by the agency or by a limited liability company or limited partnership in which an agency holds a controlling interest. It excludes units for which an agency holds a fee interest in the ground lease, a security interest under a mortgage or a noncontrolling interest in an entity that owns the unit.

PHAs can establish a replacement reserve to fund capital and managing activities for public housing projects. Funding could come from the agency's capital fund used for those activities and additional sources at the discretion of HUD.

The total in the reserve could not exceed the PHA's estimate of amounts necessary to satisfy the capital needs of properties in its portfolio, as outlined in its Capital Fund Five-Year Action Plan. HUD could establish a maximum reserve level that is below that amount based on the size of the portfolio receiving assistance.

PHAs could transfer more than 20 percent of their operating funds when first establishing a replacement reserve. HOTMA also would allow a PHA to use as much as 20 percent of its operating fund for activities typically covered by its capital fund, similar to a flexibility that exists for capital funds being used for operating fund activities.

HOMELESS AND VETERANS PROVISIONS

HUD is required to define the term "geographic area" for the Continuum of Care program, which assists individuals and communities to help address homelessness.

A local government is allowed to distribute the assistance it has received under the Emergency Solutions Grant Program to PHAs or local redevelopment authorities, in addition to non-

profit organizations as allowed under current law. Grants can be used to engage homeless individuals and families, provide shelter and prevent homelessness, among other activities.

HOTMA creates a special assistant for veteran affairs within HUD. The official would report directly to the HUD secretary and would be responsible for:

- Ensuring that veterans have fair access to the department's housing and homeless assistance programs.
- Serving as a liaison with the Veterans Affairs Department.
- Overseeing HUD's veterans-related programs.

The existing position of special assistant for veterans programs in HUD's Office of the Deputy Assistant Secretary for Special Needs would be terminated as soon as the new official is appointed.

OTHER PROVISIONS

HOTMA requires HUD to publish data about local utility consumption and costs in public housing, if the information can be collected in a cost-effective manner and the secretary determines it would be useful for setting up allowances for resident-paid utilities. The act stipulates that HUD's Disaster Housing Assistance Program would be subject to income verification requirements, intended as a fraud and abuse prevention measure. HOTMA prohibits HUD from requiring any dwelling developed under the Self-Help Homeownership Opportunity Program from meeting additional energy-efficiency standards. The program allows individuals to purchase a home in return for their labor. Additionally, HUD is directed to develop data exchange standards governing state agency and federal reporting and data sharing requirements.

NAHMA thanks its members and other industry partners for joining together in advancing this legislation. The combined advocacy efforts demonstrate the importance of grassroots advocacy. **NN**

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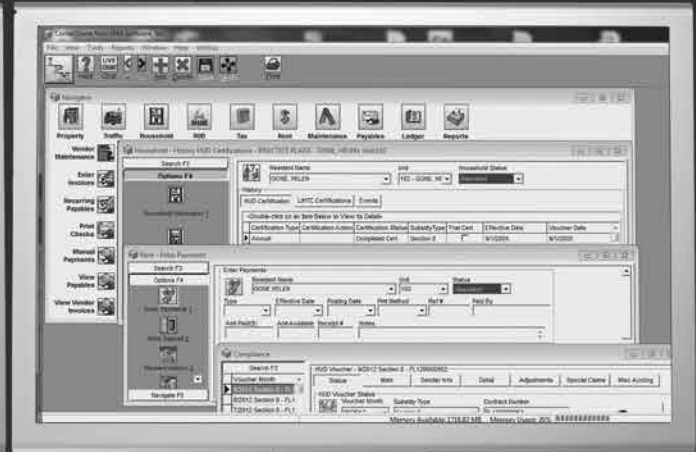
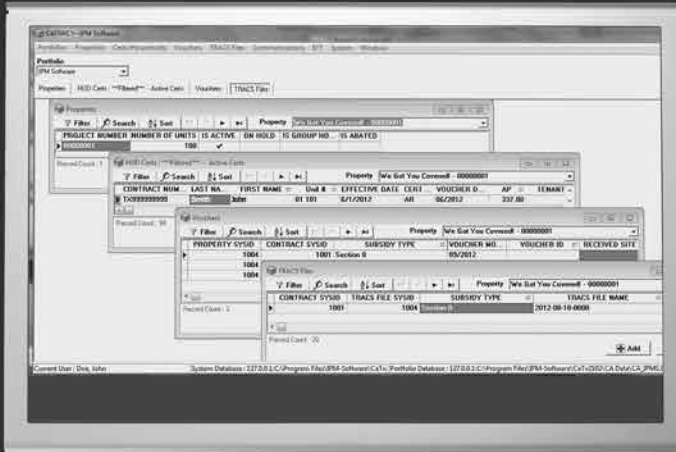


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Housing and the Upcoming Elections

DEAR NAHMA MEMBERS, THE November elections are just a few months away and for that, I deeply apologize. I thought I would save you the time, and hopefully a piece of mind, by highlighting key housing positions for both the Democratic and Republican presidential candidates, as well as the major political parties' housing platforms.

DEMOCRATIC PRESIDENTIAL CANDIDATE HILLARY CLINTON

In February 2016, Democratic presidential candidate Hillary Clinton outlined her comprehensive plan, "Breaking Every Barrier Agenda": Revitalizing the Economy in Communities Left Behind, a \$125 billion economic revitalization initiative.

Some notable housing specifics include: launching a \$25 billion housing reinvestment program that includes Low-Income Housing Tax Credit (LIHTC) expansion, increasing rental assistance for low-income families, pairing public housing investments with broader economic development efforts; providing up to \$10,000 in down payment assistance payment for families looking to buy their first home, and boosting resources to enforce fair housing laws and fight housing discrimination.

REPUBLICAN PRESIDENTIAL CANDIDATE DONALD TRUMP

Republican presidential candidate Donald Trump has yet to lay out a full housing plan. Trump has mainly focused on deregulation and simplifying the income tax code, as part of his larger economic agenda. In a recent speech to the National Association of Home Builders, Trump said, "Home building is close to my heart ... homeownership is at its lowest rate in 51 years." He

also told the audience that in his administration, the government would enact a moratorium on new regulations.

To date, Trump has no official position on affordable housing on his campaign website.

Similar to the presidential candidate positions, here are the platforms for both the Republican and Democratic parties.

REPUBLICAN PARTY PLATFORM ON HOUSING

Key points include:

- "Our goal is to advance responsible homeownership while guarding against the abuses that led to the housing collapse. We must scale back the federal role in the housing market, promote responsibility on the part of borrowers and lenders, and avoid future taxpayer bailouts."
- "We call for a comprehensive review of federal regulations, especially those dealing with the environment, that make it harder and more costly for Americans to rent, buy or sell homes."
- The platform mentioned the "corrupt business model" of Fannie Mae and Freddie Mac. "The utility of both should be reconsidered as a Republican administration clears away the jumble of subsidies and controls that complicate and distort home buying."
- "Zoning decisions have always been, and must remain, under local control.... Affirmatively Furthering Fair Housing regulation threatens to undermine zoning laws in order to socially engineer every community in the country ... this regulation has nothing to do with proven or alleged discrimination and everything to do with hostility to the self-government of citizens."

DEMOCRATIC PARTY PLATFORM ON HOUSING

Key points include:

- "We will preserve and increase the supply of affordable rental housing by expanding incentives to ease local barriers to building new affordable rental housing developments in areas of economic opportunity."
 - "We will substantially increase funding for the National Housing Trust Fund to construct, preserve and rehabilitate millions of affordable housing rental units. Not only will this help address the affordable housing crisis, it will also create millions of good-paying jobs in the process."
 - "We will reinvigorate housing production programs, repair public housing and increase funding for the housing choice voucher program and other rental assistance programs. And we will fight for robust funding to end homelessness in our cities and counties once and for all, through targeted investments to provide the necessary outreach, social services and housing options for all populations experiencing homelessness."
 - "We will keep the housing market robust and inclusive by supporting more first-time homebuyers and putting more Americans into the financial position to become sustainable homeowners; preserving the 30-year fixed rate mortgage; modernizing credit scoring; clarifying lending rules; expanding access to housing counseling; defending and strengthening the Fair Housing Act; and ensuring that regulators have the clear direction, resources and authority to enforce those rules effectively." **NN**
- Larry Keys Jr. is director of government affairs for NAHMA.*

New Affordable Housing Development Under Threat as Construction Costs Rise

MULTIFAMILY DEVELOPERS BUILD tens of thousands of new apartments every year reserved for people with low incomes, using subsidies from government programs like the federal Low-Income Housing Tax Credit (LIHTC), the largest affordable housing program.

But the amount of affordable housing that developers can build is beginning to shrink as the cost of development grows.

“The number of units of affordable housing produced has been trending slightly downwards,” says Jennifer Schwartz, assistant director for tax policy and advocacy for the National Council of State Housing Agencies (NCSHA). *National Real Estate Investor* has obtained a preview of an upcoming NCSHA report, which will be released later this fall, on how many units of affordable housing were financed in 2014 with LIHTCs and are likely to be finished this year.

The decline in new affordable housing couldn't come at a worse time. After nearly a decade when developers produced far fewer than their usual number of units of new housing of all types, the U.S. is facing a severe housing shortage. The new multifamily housing built is mostly priced for the luxury market. Affordable housing is very difficult to find. A new proposal in Congress would increase the funding for the LIHTC program, but the bill faces an uncertain future, especially in an election year.

LESS AFFORDABLE HOUSING, HIGHER HOUSING PRICES

More than one in every three people in the U.S. struggles with the high cost of housing—the highest level ever recorded, according to the State of the Nation's Housing, from the Joint Center for Housing

Studies of Harvard University report for 2016. The number of people living in households that pay more than 50 percent of their income for housing has grown to 114 million, according to the study.

Developers are producing fewer affordable apartments as the cost to produce each unit has been going up. High costs of construction and rising labor costs have made development more expensive. In addition, more affordable housing communities are being built for people with lower incomes, which can increase the cost to develop a property. “If you are going to use more LIHTCs per unit to develop properties, you're going to have fewer units,” says Schwartz.

LATEST AFFORDABLE HOUSING FIGURES

The two largest programs that pay for the development of new affordable housing are likely to create or preserve nearly 100,000 housing units in 2016.

By the end of 2016, developers should finish construction and rehabilitation projects on 62,054 units of affordable housing at 1,044 different developments funded through the competitive, 9 percent LIHTC program in 2014, according to NCSHA. In 2014, another 36,485 units of affordable housing were completed and received their reservations of 4 percent LIHTCs that come with tax-exempt bond financing. A similar number of tax-exempt bond developments are likely to be in the works for 2016.

Just counting brand new apartments, developers are likely to open more than 50,000 new affordable units this year. By the end of 2016, they should finish projects to build 39,938 new apartments that received 9 percent LIHTCs in 2014. Developers are

also likely to finish a number of new apartments financed with 4 percent LIHTCs and tax-exempt bond financing similar to the 10,738 they finished in 2014.

A significant number of the new apartments that will open this year will be affordable, with formal restrictions on the rents they can charge, thanks to the LIHTC program. The rents at apartments subsidized by LIHTCs must be set to be affordable to households earning up to 60 percent of the area median income. Developers finished 320,000 units of multifamily housing in 2015, according to data from the U.S. Census Bureau, and this year they are on track to finish as many as 400,000 new apartments. The 50,000 new affordable apartments will be a significant piece of that new inventory, but not nearly enough to fill the demand from working families.

A bipartisan proposal in the U.S. Senate, introduced by Sens. Maria Cantwell (D-WA) and Orrin Hatch (R-UT), would increase the funding for the LIHTC program by 50 percent. Hatch is the Republican chairman of the Senate Finance Committee and is an auspicious person to introduce the legislation. However, passing any expensive legislation is difficult, if not impossible, in an election year.

“We desperately need more resources,” says Schwartz. “People use the LIHTC for so many different things: housing the homeless, housing the elderly, public housing redevelopment...” **NN**

Bendix Anderson is a freelance writer and editor.

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Texas Court Rejects Disparate Impact Claim

A federal district court ruled in August that the Texas Department of Housing and Community Affairs (TDHCA) complied with the Fair Housing Act concerning its distribution of low-income housing tax credits. The plaintiff in the case, Inclusive Communities Project Inc. (ICP), argued that TDHCA violated the Fair Housing Act (FHA) by awarding too many tax credits to minority communities. The district court previously rejected ICP's claim that TDHCA engaged in intentional racial discrimination. According to a press release issued by the Texas Attorney General's Office, the ruling rejects ICP's disparate impact claim, finding that ICP

failed to prove that any policy or practice of TDHCA caused a racial disparity in the distribution of tax credits.

This is the most recent decision in a lengthy fair housing suit that began in 2008 and was heard by the U.S. Supreme Court last year before being sent back to the district court. In its decision, the U.S. District Court for the Northern District of Texas relied on language from the Supreme Court's opinion in June 2015 that limited the use of disparate impact claims under the FHA, according to the release. The district court applied the "robust causality" requirement that was mandated by the Supreme Court and found that ICP had not met that heightened standard, and dismissed ICP's lawsuit, said the AG's office.

The case originated when ICP sued the Texas agency in 2008, saying that it violated the FHA by disproportionately awarding developers Low-Income Housing Tax Credits (LIHTC) in areas with

high minority concentrations. The Texas agency administers the LIHTC program, awarding credits to developers who build qualified low-income housing projects. NAHMA had submitted an amicus curiae brief, or "friends of the court" brief, laying out key arguments against a court-imposed broadening of the reach of the FHA.

The case wound its way through the court system before finally reaching the U.S. Supreme Court last year. In June 2015, the U.S. Supreme Court's 5-4 decision allowed complaints to be

On remand, the district court reconsidered whether ICP indeed made a prima facie—meaning the evidence before trial was sufficient to prove the case—showing of disparate impact in light of the guidance from the Supreme Court decision. The district court ruled ICP's claims of disparate impact failed under the current standards.

brought under the Fair Housing Act based on "disparate impact," when a policy that appears to be neutral, or no intent to discriminate, has an adverse effect or impact on a protected class. Justice Anthony Kennedy wrote the majority opinion at the time and was joined by Justices Ruth Bader Ginsburg, Stephen Breyer, Sonia Sotomayor and Elena Kagan.

Disparate impact is the legal theory that prohibits practices that have an adverse impact on members of a protected class, even if there is no intentional discrimination. The disparate impact theory originated in reference to employment policies and practice, and has been used in that arena. However, disparate impact is not specifically defined or cited within the FHA.

While the Supreme Court's opinion upheld the concept of disparate impact, it seemed to place new limits on how claims can be brought. The opinion was

clear that disparate impact claims cannot be based solely on statistical disparities. A plaintiff would have to demonstrate that a defendant's policy or practice actually caused a disparity. Under this reasoning, housing authorities and developers would not be held liable under a disparate impact challenge if they could show that a policy or practice was necessary to achieve a valid goal.

On remand, the district court reconsidered whether ICP indeed made a prima facie—meaning the evidence before trial was sufficient to prove the

case—showing of disparate impact in light of the guidance from the Supreme Court decision. The district court ruled ICP's claims of disparate impact failed under the current standards.

According to the court, ICP failed to identify a specific, facially neutral policy that caused the disparate racial impact, as required by the first prong of the burden-shifting analysis. Absent a specific TDHCA policy, the court could not determine whether the practice actually created a barrier to fair housing.

The district court also held that ICP's claim failed because it was, in essence, a complaint for disparate treatment, despite the disparate impact language.

Finally, the district court found that ICP's claim failed to show a "robust causal" connection between TDHCA's use of discretion in awarding LIHTCs and statistical disparities between LIHTC awards in different areas. **NN**



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New Tools Illustrate Affordable Housing Needs

Two new online tools aim to help provide more information about affordable housing availability and development.

The first, an interactive online tool created through a partnership between the Urban Institute and the National Housing Conference, is called The Cost of Affordable Housing: Does it Pencil Out?, <http://apps.urban.org/features/cost-of-affordable-housing>. The tool provides

it is often impossible to build and maintain housing for low-income households.

Users of the tool can learn about the average monthly rent charged, resident income levels, the vacancy rate, various costs and expenses, debt service coverage, the loan interest rate and loan-to-value ratio of affordable housing properties. They can also adjust the variables to view acquisition costs, construction costs, design fees, project management and

The tool illustrates how the gap between the amount a building is expected to produce from rents and the amount developers will need to pay lenders and investors can stop affordable housing development before it even begins.

fact-based analysis about public and assisted housing with information on the costs of maintaining affordable rental housing by examining data from the Denver metropolitan area, which is experiencing a growth in rental housing demand but is not a traditionally high cost city.

The tool illustrates how the gap between the amount a building is expected to produce from rents and the amount developers will need to pay lenders and investors can stop affordable housing development before it even begins.

It contends that in many places, the rent the poorest families can pay is too little to cover the costs of operating an apartment building, even if developers could build that building for free. Without relying on federal assistance such as the Low-Income Housing Tax Credit,

other expenditures.

The second online tool is the result of the U.S. Department of Agriculture's Rural Development (RD) collaborating with PolicyMap, an online mapping site with data on demographics, real estate, health, jobs and more in communities across the U.S. Through this partnership, RD can enhance its data with PolicyMap to visualize investments in rural communities and help stakeholders understand new development strategies.

PolicyMap provides a mapping and reporting tool on RD's website, which will enable RD to provide accurate, reliable reports on rural housing programs. Information on Section 515 and 538 properties is now available to review. The online mapping tool is available at <https://www.policymap.com/maps>. **NN**

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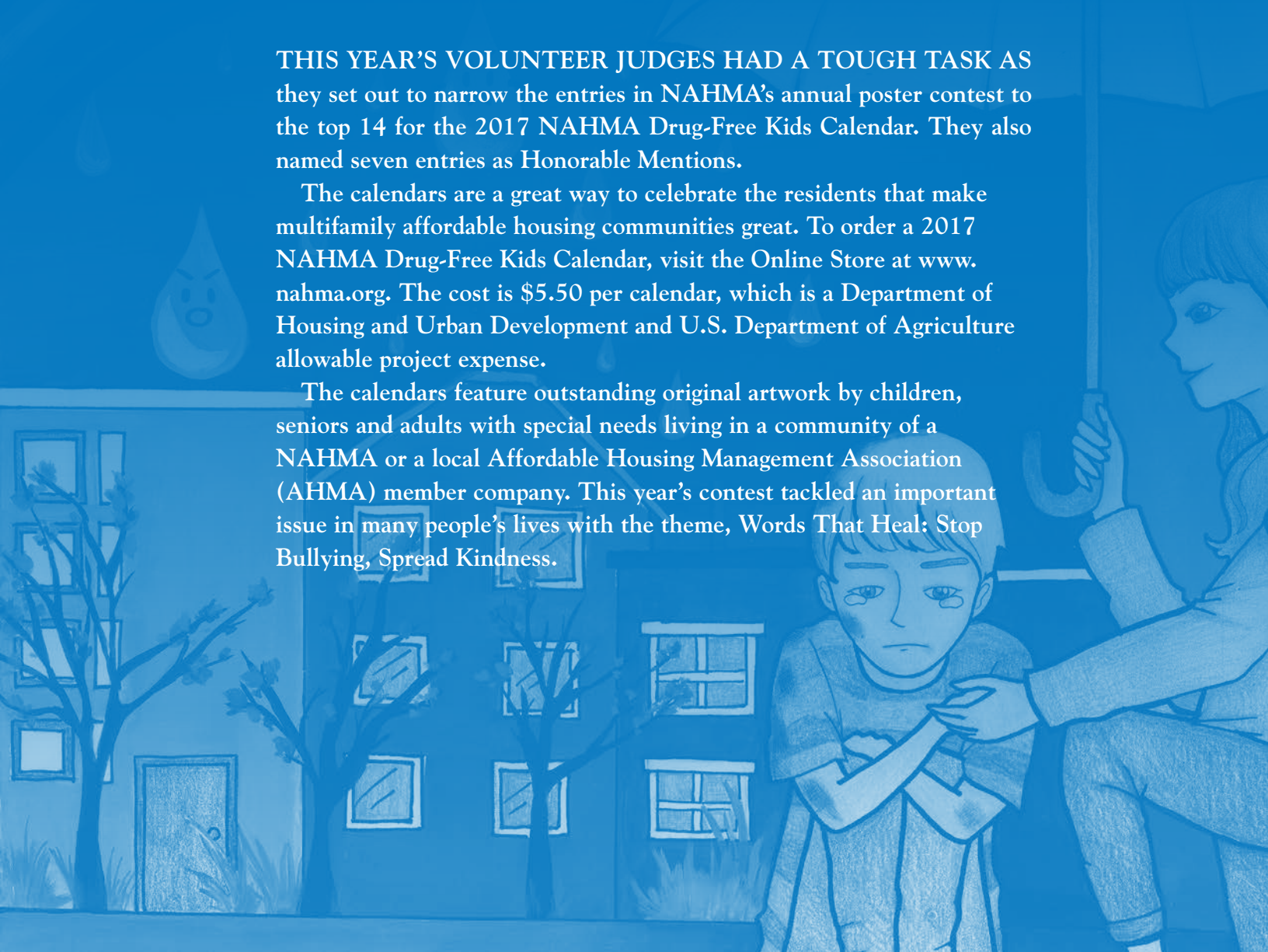
Spreading Kindness to STOP BULLYING

2016 CALENDAR CONTEST WINNERS

THIS YEAR'S VOLUNTEER JUDGES HAD A TOUGH TASK AS they set out to narrow the entries in NAHMA's annual poster contest to the top 14 for the 2017 NAHMA Drug-Free Kids Calendar. They also named seven entries as Honorable Mentions.

The calendars are a great way to celebrate the residents that make multifamily affordable housing communities great. To order a 2017 NAHMA Drug-Free Kids Calendar, visit the Online Store at www.nahma.org. The cost is \$5.50 per calendar, which is a Department of Housing and Urban Development and U.S. Department of Agriculture allowable project expense.

The calendars feature outstanding original artwork by children, seniors and adults with special needs living in a community of a NAHMA or a local Affordable Housing Management Association (AHMA) member company. This year's contest tackled an important issue in many people's lives with the theme, Words That Heal: Stop Bullying, Spread Kindness.



2016 CALENDAR CONTEST WINNERS

Winnie Mei, a 10th-grader from Brighton, Mass., is the grand prizewinner in the annual poster and art contest. Her artwork appears on the cover of NAHMA's 2017 calendar. Winnie, 16, also received an all-expenses-paid trip to Washington, D.C., for NAHMA's Regulatory Issues fall meeting in October, as well as a scholarship of \$2,500 from the NAHMA Educational Foundation.

Nearly 5,000 eligible children, senior and residents with special needs participated in the nationwide contest. Each child winner of the NAHMA contest receives a \$1,000 educational scholarship from the NAHMA Educational Foundation. A \$1,000 cash award is made in the name of the adult winners to their community for use in purchasing or funding a project from which all of the community's residents will benefit. All winners are also featured in the 2017 calendar.

Additionally, participants in the annual art contests held by the local AHMAs are eligible to be selected as Regional AHMA Art Contest Honorable Mentions. Those selected for this distinction are featured in a special section of the 2017 NAHMA Drug-Free Kids Calendar and receive a \$100 educational scholarship.

The original winning artwork is auctioned at the NAHMA fall meeting, Oct. 23-25, with the proceeds supporting the Educational Foundation's scholarship program. Through this program, the foundation awards scholarships and encourages children, teens and adults to set goals, emulate good role models, and live a drug-free lifestyle.

For the contest, the artwork is divided into seven categories with winners selected from each of the following: kindergarten-first grade, second-third grades, fourth-sixth grades, seventh-ninth grades, 10th-12th grades, seniors and residents with special needs. Only students are eligible for the grand prize.

ANYA BAKER, 12

SIXTH GRADE
NIA/AMITY HEIGHTS APARTMENTS,
BRIDGETON, N.J.
INTERSTATE REALTY MANAGEMENT COMPANY
JAHMA

Anya says the motivation for her artwork was wanting to stop bullying after seeing a lot of people fall victim to bullies. She wants to be a model when she grows up and likes writing, drawing, singing, running and dancing. Anya says, "not to do drugs because they can cause severe damage in many different ways."

NATALIA ESPINOSA, 8

THIRD GRADE
CORNERSTONE AT JAPANTOWN, SAN JOSE, CALIF.
EAH HOUSING INC.
AHMA-NCH

Natalia says she was inspired by wanting a world free of bullying because she does not want others to suffer from bullying like she has. Her hobbies are reading, swimming and soccer. She hopes to be an animal rescuer when she grows up. Natalia says, "Drugs are bad and they turn your world upside down. There is nothing cool in doing drugs."

ELI FROST, 6

KINDERGARTEN
ALCO APARTMENTS, SCOTTSVILLE, KY.
ALCO MANAGEMENT INC.
SAHMA

Eli wants to be a policer officer or musician one day. In the meantime, he likes swimming and playing guitar and video games. As for his artwork, he wanted to show children that bullying is mean and it hurts your friends if you do it. Eli says, "Drugs are bad and you should always say no."

ZY'ERICA HAYNES, 16

10TH GRADE
NIA/AMITY HEIGHTS APARTMENTS, BRIDGETON, NJ.
INTERSTATE REALTY MANAGEMENT COMPANY
JAHMA

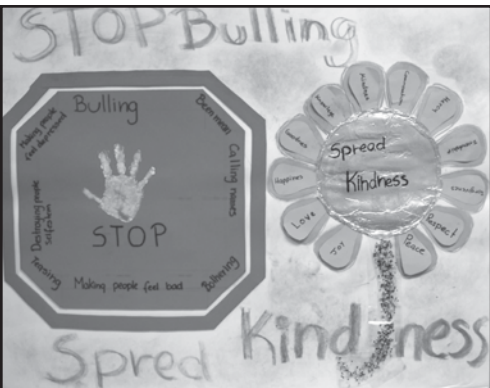
The future lawyer loves when people help others and are kind to each other. She believes the way to spread anti-bullying awareness is through love and understanding. She likes reading, writing, cooking and listening to music. Zy'Erica says, "Drugs are extremely dangerous, not only can they impact your life negatively. It can also cost you your own life. Drugs can hurt your family, friends and others. Say no when being introduced to drugs."

WINNIE MEI, 16

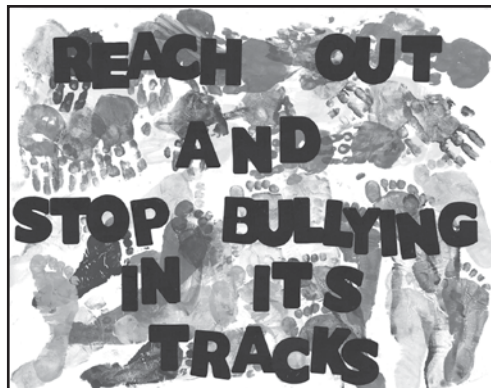
10TH GRADE
CHARLESVIEW RESIDENCES,
BRIGHTON, MASS.
PEABODY PROPERTIES INC.
NEAHMA

Of her artwork, Winnie says the rain represents the bullies. She thinks the community should help each other, and if they did, the rainbow would come out and everything will be better. Winnie says, "Drugs are a poison that can destroy you and your family. Drug free is the key to your success and a better life."





NATALIA ESPINOSA



ELI FROT



ANTHONY KESHISHYAN



YUSUF IBRAHIM



J. JOHNSON



ZYERICA HAYNES



ANYA BAKER

YUSUF IBRAHIM, 9

THIRD GRADE
CHARLESVIEW RESIDENCES, BRIGHTON, MASS.
PEABODY PROPERTIES INC.
NEAHMA
Yusuf is involved with many community programs and is described by his family as very studious and willing to put in the extra effort for success. He is talented in the arts and has a very creative mind. He plays classical guitar and was sponsored by the Kithara Project to attend the 2016 Boston Guitar Fest's Young Guitarists Workshop at New England Conservatory, which attracts guitarists from all over the world. Yusuf has also had the opportunity to perform guitar at NEC's Jordan Hall.

J. JOHNSON, 13

EIGHTH GRADE
PITTSBURGH, PENN.
MCCORMACK BARON MANAGEMENT SERVICES
PAHMA
Besides drawing, J. enjoys acting and writing

plays, stories and poetry. J. also likes studying math, which could help in becoming a biomedical engineer. J. says, "Don't do drugs and don't have anything to do with them because no matter how good you may think it makes you feel, in the long run, you surely won't feel the same way. It is a lifestyle that everyone should steer clear of. I want all kids to be strong minded and not be peer pressured into doing anything against your will."

ANTHONY KESHISHYAN, 11

FIFTH GRADE
GARDENS ON GARFIELD, GLENDALE, CALIF.
THOMAS SAFRAN & ASSOCIATES
AHMA-PSW
Anthony saw many children around his school being bullied and wanted to help spread the word by creating a message to stop bullying. The future psychiatrist likes playing basketball and hiking. He says his message to people who do drugs or are involved in any type of drug activity is to "immediately stop and seek help and therapy."

2016 CALENDAR CONTEST WINNERS

JESSICA LAUZON, 13

SEVENTH GRADE
BAY VILLAGE, FALL RIVER, MASS.
FIRST REALTY MANAGEMENT CORP.
NEAHMA

The future nurse says the only way to beat a bully is with kind words and actions. Jessica likes listening to music, hanging with her friends and playing outside. She says, "There is nothing good about drugs. If you want a life of happiness, stay away from drugs."

ALONDRA MARRERO, 6

KINDERGARTEN
PELHAM APARTMENTS, FRAMINGHAM, MASS.
CORCORAN MANAGEMENT COMPANY INC.
NEAHMA

Alondra was motivated to draw her poster because she likes to see different people getting along and helping each other, just like the mermaid and the little girl. She likes to play, run around and spend time with her

family. She also likes to draw and really loves the beach and lakes. One day, she wants to be a teacher. Alondra says, "Don't do drugs. It's bad because you could really end up hurting yourself."

JEAN MISTRETTA, 73

SENIOR
LINWOOD MILL, WHITINSVILLE, MASS.
PEABODY PROPERTIES INC.
NEAHMA

Jean was motivated to draw her poster by her experiences as a preschool teacher where she saw how some children could so easily be bullied. She hopes the message can save some children from the pain and humiliation of being bullied. She is part of a group of friends that have been getting together to paint for 20 years. Additionally, she belongs to another group that gets together and creates greeting cards for those serving in the military.

ELIZABETH PRIETO, 15

EIGHTH GRADE
SOUTHPARK APARTMENTS, COLUMBUS, OHIO
AMERICAN APARTMENT MANAGEMENT
MAHMA

The aspiring art teacher enjoys drawing and reading. Her artwork reflects her desire to spread the message that bullying is not right and that words can hurt. Elizabeth says, "Don't do drugs; get high on education and high on expectations. Everything can be accomplished and we, as girls, can reach our high expectations."

ALTON STUCKEY, 45

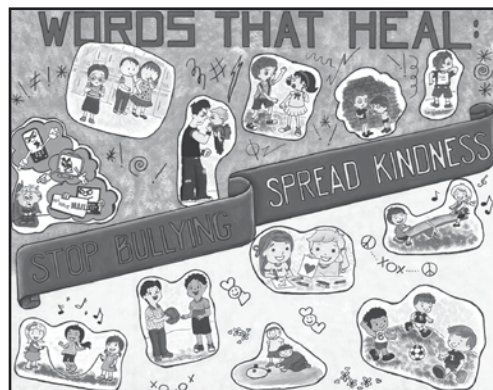
SPECIAL NEEDS
SPRING VILLA APARTMENTS, NORTH PROVIDENCE, R.I.
WINNRESIDENTIAL
NEAHMA
Alton enjoys taking walks and being outdoors as well as spending time with friends and



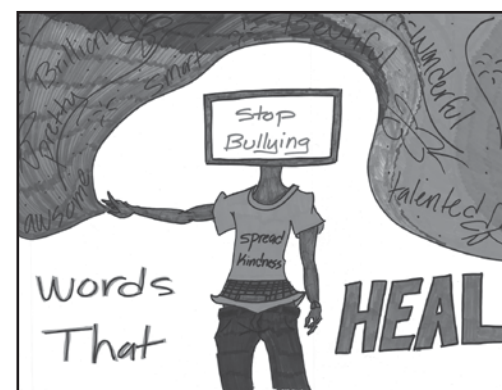
JESSICA LAUZON



ALONDRA MARRERO



JEAN MISTRETTA



ELIZABETH PRIETO



ALTON STUCKEY

family. He teaches a watercolor class once a week and loves all forms of art, especially painting and drawing portraits. Alton's motivation for his artwork was to encourage others to stop bullying and to always promote kindness.

JEZIEL VÁZQUEZ COLLAZO, 12

SIXTH GRADE
VILLAS DE MANATÍ, MANATÍ, PUERTO RICO
MARTINAL MANAGEMENT CORP.
SAHMA

Jeziel wants to be an architect one day. In the meantime, he likes to draw, play basketball and run longboard. The achievements of his older sister in the poster contest and his love of drawing motivated him to create his poster. Jeziel says, "Despite your problems, do not use drugs. Instead spend that time looking for your talent."

HONORABLE MENTIONS

ADYIAH BURNABY, 17

11TH GRADE
COUNCIL GROVES APARTMENTS,
MISSOULA, MONT.
TAMARACK PROPERTY MANAGEMENT
COMPANY
ROCKY AHMA

CIONDRA CRAIG, 12

SEVENTH GRADE
WINNSBORO ARMS, WINNSBORO, S.C.
SOUTHERN DEVELOPMENT MANAGEMENT
COMPANY INC.
SAHMA

JUANITA GALLEGOS, 44

SPECIAL NEEDS
COUNTRY CLUB VILLAGE APARTMENTS, SAN
ANTONIO, TEXAS
PROSPERA HOUSING & COMMUNITY
SERVICES
SW-AHMA

SAVORAHAN POWELL, 65

SENIOR
OPPORTUNITIES TOWERS I & II,
PHILADELPHIA, PENN.
COMMUNITY REALTY MANAGEMENT
PENNDL AHMA

DIMFRED RODRIGUEZ, 15

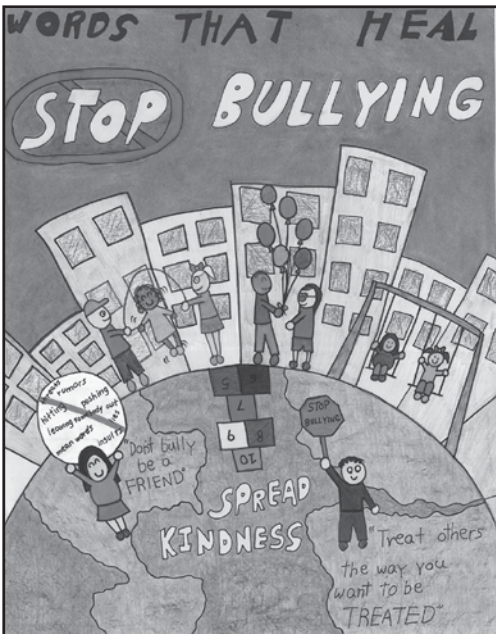
NINTH GRADE
MARIE GARDENS APARTMENTS, CABO ROJO,
PUERTO RICO
FERNANDO L. SUMAZA & CO. INC.
SAHMA

BETTE SHAPIRO, 71

SENIOR
OCEAN PARK VILLAS, SANTA MONICA, CALIF.
G&K MANAGEMENT COMPANY
AHMA-PSW

TRACY SMITH, 53

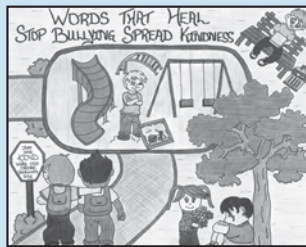
SPECIAL NEEDS
STONECROFT APARTMENTS, HAGERSTOWN,
MD.
INTERSTATE REALTY MANAGEMENT
COMPANY
MID-ATLANTIC AHMA



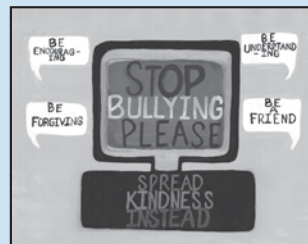
JEZIEL VÁZQUEZ COLLAZO



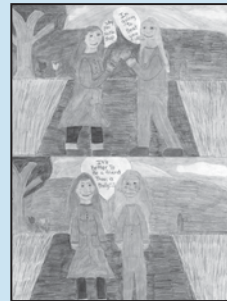
CIONDRA CRAIG



JUANITA GALLEGOS



SAVORAHAN POWELL



TRACY SMITH



ADYIAH BURNABY



DIMFRED RODRIGUEZ



BETTE SHAPIRO

Next Steps in FY 2017 Appropriations Process

Much like last year, Congress has yet to approve appropriations legislation for fiscal year 2017, which has resulted in a continuing resolution (CR) that will provide federal funding through Dec. 9. A CR temporarily maintains the funding from the previous fiscal year for a limited amount of time, sometimes up to an entire fiscal year, so that lawmakers may draft alternative appropriations bills.

The CR includes emergency Zika funding, disaster relief, and additional funds for the Department of Agriculture's Rural Development Section 515 program, which the Office of Management and Budget projected would run out of money before the end of the year.

The next steps in the FY 2017 appropriations process will depend on the outcome of the November elections.

After passage of the Bipartisan Budget Act of 2015, the appropriations outlook for fiscal years 2016 and 2017 improved dramatically. The act provided an additional \$80 billion in discretionary spending to be divided between fiscal years 2016 and 2017. Appropriators have been able to draft funding legislation for FY 2017 and the slated funding figures for affordable housing programs are positive.

APPROPRIATIONS FOR HUD'S AFFORDABLE HOUSING PROGRAMS

Lawmakers on the Transportation, Housing and Urban Development (T-HUD) Appropriations Subcommittees were able to draft noncontroversial appropriations bills for housing programs. Surprisingly, these bills were closely aligned with the requested amounts made in the Obama administration's budget for FY 2017.

So far, progress has been made on the Senate and House bills. The Senate T-HUD Appropriations subcommittee passed its bill on April 19 and the full

Appropriations Committee subsequently passed it on April 21. Then on May 19, the Senate T-HUD bill passed the entire chamber with a recorded vote of 89-9. In the House, the Appropriations T-HUD Subcommittee passed its draft bill on May 18, and the full Appropriations Committee did the same on May 24. As yet, the full House has not voted to pass the bill.

TENANT-BASED RENTAL ASSISTANCE

The Senate and House have both targeted increases for the Housing Choice Voucher (HCV) program for FY 2017. While the figures from the Senate and House bills represent gains over the FY 2016 enacted level, they are still far from the Obama administration's request of \$20.854 billion.

Overall, NAHMA supports the slated funding figures for the HCV program in the FY 2017 Appropriations legislation. The increases provided for contract renewals are essential and will ultimately benefit the program.

PROJECT-BASED RENTAL ASSISTANCE

A significant funding increase was provided to the Project-Based Rental Assistance (PBRA) program. Both the Senate and House propose an increase of \$94 million above the FY 2016 enacted level. The total funding for the program is also \$85 million above the Obama administration's request, though the actual amount for contract renewals is less than the request. This is due in part to a proposal that would have altered the medical deduction calculation. Both the Senate and House rejected this change.

Like the funding for HCV, NAHMA supports the funding figures for PBRA. Since HUD transitioned from the contract anniversary date to the calendar year funding schedule in 2015, NAHMA has urged lawmakers on the

critical need to fully fund PBRA.

RENTAL ASSISTANCE DEMONSTRATION PROGRAM

For the Rental Assistance Demonstration (RAD) Program, both the House and Senate have proposed to expand the program for FY 2017. Under the bills, the number of public housing units that may convert under RAD is increased from 185,000 to 250,000; the demonstration sunset date of Sept. 30, 2018, is removed; and additional language is included to protect a residents' right to continue to live in their apartment unit after a RAD conversion. Additionally, Section 202 properties with Project Rental Assistance Contracts (PRACs) may also convert to PBRA. A total of \$4 million is provided in the bill to assist properties with this conversion.

HOUSING FOR THE ELDERLY, SECTION 202

Both the House and the Senate have targeted a \$73 million increase for the Section 202, Housing for the Elderly program, for a total request of \$505 million. Of this total amount, \$75 million would be reserved for service coordinators, a \$2 million decrease from the FY 2016 enacted level. NAHMA supports the requested increase for the Section 202 program, but the association contends that funding for service coordinators should remain at least at \$77 million.

HOUSING FOR PERSONS WITH DISABILITIES, SECTION 811

An increase was provided for the Section 811, Housing for Persons with Disabilities programs for a total of \$154 million in both the House and Senate bills. The Section 811 program did receive an increase of \$15 million for FY 2016.

HOME INVESTMENT PARTNERSHIPS PROGRAM

The funding for the HOME Investment

Partnerships program will remain flat from the FY 2016 enacted level of \$950 million in both bills

The Senate Committee report did not contain any recommendations to change the allocation or oversight of HOME, but the authors of the report did praise the program for being the only housing program exclusively focused on providing states with the flexible financing needed to address the nation's most pressing housing needs.

NAHMA would prefer to see funding increases for HOME as well, but is glad to see that the program would not suffer any cuts under the Senate and House T-HUD bills.

BILL AMENDMENTS

Hundreds of amendments were attached to the Senate bill as it was debated on the chamber floor, but many of these amendments did not focus on housing programs. The bulk of the attachments concerned transportation and military programs, as well as amendments to combat the Zika virus.

However, Sen. Marco Rubio (R-FL) did introduce a couple of amendments centered on physical deficiencies at multifamily properties. Rubio's first amendment would shorten the time given to an owner to respond to a violation of a contract as well as the time given to the secretary to develop an enforcement plan. Under the amendment, an owner would be provided 15 days to respond to deficiencies found after a Uniform Physical Condition Standards (UPCS) inspection. If the violations remain, the secretary of HUD would be required to develop a Compliance, Disposition and Enforcement Plan within 30 days of the UPCS inspection results and must provide the owner with a Notice of Default with a specified timetable, determined by the secretary, for correcting all deficiencies.

Rubio's second housing amendment requires the secretary of HUD to prepare

a report to Congress on the effectiveness of the Real Estate Assessment Center.

Also included on the Senate bill was an amendment introduced by Sen. Dean Heller (D-NV), which would prohibit housing assistance benefits to be provided to individuals convicted of certain criminal offenses. The specific offenses cited were murder, sexual assault and sex trafficking.

On the House side, Appropriations T-HUD Subcommittee Chairman Mario Diaz-Balart (R-FL) provided special attention to young people exiting foster care in a manager's amendment attached to the bill.

The amendment also took aim at the rising cost of rents in urban areas and ordered HUD to compile a study on how these changes effect low-income families, detailing best practices and recommendations to address the displacement of lower-income families and long-time residents in urban areas.

APPROPRIATIONS FOR RURAL HOUSING PROGRAMS

Both the House and Senate Agriculture, Rural Development Food and Drug Administration, and Related Agencies Appropriations bills have been passed at the full committee level, but neither has been passed by the full legislative body as of yet. Like the T-HUD bills, the Agriculture funding bills for FY 2017 are strong and would provide increases for nearly all of the rural affordable housing programs administered by the U.S. Department of Agriculture's Rural Development (RD).

SECTION 521 RENTAL ASSISTANCE (RA)

The two Agriculture Appropriations bills provide slight increases for the Section 521 Rental Assistance (RA) program and neither bill contains any language that would prevent an RA contract from being renewed within its

one-year term. Since the 2015 crisis in the RA program, NAHMA has been advocating for funding increases and removal of the nonrenewal language as a partial solution to fix the program.

Lawmakers took note, RA received a substantial funding increase in the FY 2016 appropriations and has again received increased funding for FY 2017. RD has also begun to use a new estimation tool that will further help ensure that properties receive the necessary RA. Additionally, the bill does contain language to recapture RA should a property receive more than is needed.

SECTION 515

Lawmakers are now paying more attention to the impending number of Section 515 properties that are reaching their mortgage maturity date. During a Congressional Hearing with RD leadership in March of this year, Rep. Kevin Yoder (R-KA) inquired about the long-term plan for preserving properties with mortgages financed through the Section 515 program, noting that many of these mortgages will mature in the next 10 years. At that time, RD staff emphasized initiatives like new construction and working with owners of RA properties to examine options that will allow the property to refinance and remain in the portfolio longer or transfer ownership to other entities.

Congress is supportive of these efforts. In the committee report that followed the Senate Agriculture Appropriations bill, it was noted that the Senate bill seeks to provide short-term, stopgap assistance designed to delay the loss of affordable units pending development of comprehensive long-term solutions.

NAHMA strongly supports the funding increases for Section 515, and the regulatory efforts to preserve properties

continued on page 24

NEXT STEPS IN FY 2017 APPROPRIATIONS PROCESS,

continued from page 23

in the portfolio. NAHMA prefers the higher Senate figure, which represents and \$11 million increase over the FY 2016 enacted level.

MULTIFAMILY REVITALIZATION AND RURAL HOUSING VOUCHERS

The FY 2016 appropriations legislation provided a significant increase for the Multifamily Revitalization Program and Rural Housing Vouchers (RHVs), and the FY 2017 Agriculture Appropriations bills have proposed a modest increase for the program. The \$3 million increase requested for the program is entirely directed at RHVs.

The funding for RHVs is especially critical in light of the issues facing the Section 515 portfolio. These vouchers can be used for residents to find a new unit should the owner of their current property chose to exit the RA program when the Section 515 mortgage is matured. NAHMA supports expanding the use of RHVs to protect residents and supports the funding increase as contained in both bills.

OUTLOOK FOR FY 2017

The passage of the CR gives Congress time to continue to work on finalizing the appropriations for fiscal year 2017, which began on Oct. 1. NAHMA does not anticipate any significant work on FY 2017 legislation to be finished until after the November elections. A future *NAHMA* analysis will address the specifics of the CR and the eventual FY 2017 legislation.

Prior to the CR, the Senate had passed its T-HUD bill, but the House had yet to complete its version. Neither chamber had passed its Agriculture appropriations bills. NAHMA will advocate for legislation that provides full funding for all affordable housing programs.

Read a July *NAHMA* analysis for more details on the FY 2017 Appropriations in the Members Only section of www.nahma.org. **NN**

Time to Work On COQ Application

The submission deadline for entries to NAHMA's 2016 Communities of Quality (COQ) Awards program is Nov. 4. The COQ Awards recognize outstanding property management companies providing the highest quality of safe, affordable multifamily rental housing in communities across the country.

To enter the 2016 COQ Awards competition, a property must first apply for and achieve National Recognition as a NAHMA Community of Quality with a minimum score of 325 points on its National Recognition application. The deadline for submitting a new application to a local AHMA for consideration in the national recognition program has already passed for this year, but it is never too late to begin working on your application for next year's cycle.

If you are already a nationally recognized property, you have done the hard part. Now is the time to work on your application for the awards competition. The application brochure can be downloaded from the COQ webpage at www.nahma.org.

The AHMAs will be honoring their local NAHMA Communities of Quality program participants. Please check with your local AHMA for its program details. A directory of the AHMAs is available on the NAHMA website, at <http://www.nahma.org/membership/ahma-directory>.

This year's NAHMA COQ Awards program is jointly sponsored by HD Supply Multifamily Solutions, a leading supplier of maintenance and renovation products to the multihousing industry, and Navigate Affordable Housing Partners, a leading provider of consulting and development services to public housing authorities and the HUD Section 8 Project-based contract administrator (PBCA) for Alabama, Mississippi, Virginia and Connecticut.

"NAHMA believes it is essential that outstanding affordable properties—and the individuals who establish them—be

publicly recognized for providing quality housing that offers a safe, healthy environment," Ken Pagano, CPM, SHCM, NAHP-e, president of NAHMA, said. "All of our properties are more than bricks and mortar. They are communities supplying essential programs and services for their residents. These awards bring valuable well-deserved attention to the important work we are all doing."

Detailed application information and submission materials for the NAHMA COQ National Recognition and Awards programs are available on the NAHMA website at <http://www.nahma.org/awards-contests/communities-of-quality>.

The awards competition includes five categories: Exemplary Family Development; Exemplary Development for the Elderly; Exemplary Development for Residents with Special Needs; Exemplary Development for Single Room Occupancy Housing; and Outstanding Turnaround of a Troubled Property.

COQ Awards entry materials should be submitted directly to NAHMA by Nov. 4, c/o NAHMA COQ Awards Entry, 400 N. Columbus St., Suite 203, Alexandria, VA 22314.

Award winners will be notified in early January 2017 and will receive their awards in a special ceremony at the 2017 NAHMA winter meeting, March 5-7, in Washington, D.C.

An overview of the COQ National Recognition program, including a quick how-to apply video and overview flow-chart is available at <http://www.nahma.org/awards-contests/communities-of-quality/national-recognition-program>. To download a copy of the COQ Awards brochure, visit http://www.nahma.org/wp-content/uploads/2014/04/2015_COQ_Awards_Brochure.pdf.

For more information, contact Paulette Washington at 703-683-8630, ext. 110 or pwashington@nahma.org. **NN**



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From NAHMA Scholar To Yale Graduate

“I never thought of myself as an at-risk inner city youth,” Rhasaan Nichols said. “My mom always believed in me. She told me I was smart and I believed her.”

The NAHMA Educational Foundation invited Rhasaan, a 2008 NAHMA Scholar, to attend the foundation’s annual summer gala held in San Francisco in June during the summer meeting. During the event, Rhasaan was able to speak individually with many donors and supporters of the scholarship program. He is a native of Philadelphia, Penn. Rhasaan grew up at 8 Diamonds Townhouses (Interstate Realty Management Company), where his mother and sister still live. After graduating from high school, he was accepted to Yale University. He started out as a pre-med major but changed to film studies to follow his passion.

After graduating with his bachelor’s degree in four years, he moved to Los Angeles and founded Nichols Makes Sense Productions. He has been working as an award-winning independent filmmaker ever since, including receiving the HBO Award for Best Documentary Feature at the 2013 Martha’s Vineyard African-American Film Festival. This award-winning documentary titled, *Letters to My Sister: Chenee Speaks*, about his younger sister who was born with cerebral palsy, along with several other of his videos can be found on Rhasaan’s Facebook page.

During the evening, Rhasaan also addressed the assembled group to share his story and express his sincere appreciation for the assistance he received through the scholarship program. He was very well received and made many friends that evening as a result of his smooth and charismatic personality—equal parts Ivy League graduate and Hollywood bon vivant—and his articulate straight-from-the-heart delivery. Rhasaan is one of the many NAHMA scholars that have been financially assisted in achieving their educational goals and working in their chosen field of study upon graduation. It is safe to say that everyone that met and heard Rhasaan that evening came away proud of the NAHMA Scholarship Program and proud of the accomplishments of NAHMA scholar, Rhasaan Nichols! **NN**

NAHMA Educational Foundation Names 79 Scholars

The NAHMA Educational Foundation has selected 79 student/residents to receive scholarships this year.

Each individual scholarship is worth \$2,500 and the total amount of money awarded this year is \$197,500. Additionally, \$2,000 will be donated to the Real Estate Management Department at Virginia Tech. This year’s NAHMA scholars are from 23 different states and represent 13 different Affordable Housing Management Associations (AHMAs). The scholarship program received more completed applications this year than in any of the previous 10 years the program has been in existence.

Over the life of the program, more than \$931,500 worth of scholarships have been provided to worthy student/residents. The NAHMA Educational Foundation is very pleased to have been able to create this legacy supporting resident academic achievement for the betterment of communities across the country.

The 2016/2017 scholars, including their community, management company, school, grade and major, are listed according to their AHMA.

AHMA East Texas

Ryan Reichert
Fawn Ridge Apartments, The Woodlands, Texas
LEDIC Realty Company
Sam Houston State University, Huntsville, Texas
Freshman
Major: Biomedical Sciences

AHMA IA/NE

Christopher Brent
Chandler Point, Bellevue, Neb.
Seldin Company
Metropolitan Community College, Kansas City, Mo.
Sophomore
Major: Welding Technology

AHMA of Washington

Isidro Garcia-Hipolito
Sterling Meadows, Bellingham, Wash.
Mercy Housing
University of Washington, Seattle, Wash.
Freshman
Major: Biology

Abdirisak Mohamad
New Holly, Seattle, Wash.
Impact Property Management (Seattle Housing Authority)
University of Washington, Bothell, Wash.
Junior
Major: Business

Crystal Morales
Sterling Meadows, Bellingham, Wash.
Mercy Housing
Western Washington University, Bellingham, Wash.
Freshman
Major: Elementary Education

AHMA-NCH

Sharofiddin Abdugapparov
Victoria Green Apartments, Hercules, Calif.
Eden Housing
Undecided
Freshman
Major: Computer Science

Anne Averell
Opportunity Center, Palo Alto, Calif.
The John Stewart Company
De Anza College, Cupertino, Calif.
Graduate Student
Major: Undeclared

Brianna Banks-McLean
Ponderosa Estates, Marin City, Calif.
The John Stewart Company
College of Marin, Kentfield, Calif.
Sophomore
Major: Undeclared

Heidy Beltran
Arbor Apartments, San Jose, Calif.
DKD Property Management Company
San Francisco State University, San Francisco, Calif.
Graduate Student
Major: Health Sciences

Yixing Chen
Twin Pines Community, Davis, Calif.
Mutual Housing
Sacramento City College, Sacramento, Calif.
Freshman
Major: Biology

Bishal Gautan
Webster Woods Apartments, Palo Alto, Calif.
Palo Alto Housing
University of California, Santa Barbara, Calif.
Sophomore
Major: Chemistry

Elilita Geletu
10th & Mission Family Housing, San Francisco, Calif.
Mercy Housing
California State University, Long Beach, Calif.
Freshman
Major: Aerospace Engineering

Liana Gevorkyan
1101 Howard Street Apartments, San Francisco, Calif.
Mercy Housing
City College of San Francisco, San Francisco, Calif.
Junior
Major: Nursing

Hien Ha
Kukui Gardens, Honolulu, Hawaii
Ecumenical Association for Housing Inc.
Honolulu Community College, Honolulu, Hawaii
Senior
Major: Math Education

Gabriela Huerta
Moonridge, Half Moon Bay, Calif.
MidPen Housing
California State University East Bay, Hayward, Calif.
Freshman
Major: Political Science

Hyun Kye
801 Alma, Palo Alto, Calif.
Eden Housing
University of the Pacific, Stockton, Calif.
Junior
Major: Pharmacy

Vivian Lee
Kukui Tower, Honolulu, Hawaii
Ecumenical Association for Housing Inc.
University of Hawaii at Manoa, Honolulu, Hawaii
Junior
Major: Business

Chau Nguyen
Aster Park Apartments, Sunnyvale, Calif.
MidPen Housing
University of California, Davis, Calif.
Freshman
Major: English & International Relations

Paulina Nguyen
Aster Park Apartments, Sunnyvale, Calif.
MidPen Housing
California Polytechnic State University, San Luis Obispo, Calif.
Freshman
Major: Biomedical Engineering

Harris Noori
Eden Baywood Apartments, Fremont, Calif.
Eden Housing
Ohlone College, Fremont, Calif.
Sophomore
Major: Political Science

Dylan Rosenzweig
Mutual Housing at the Highlands, North Highlands, Calif.
Mutual Housing
Undecided
Freshman
Major: Undeclared

Hanaa Salha
Waldo Apartments, Palo Alto, Calif.
Palo Alto Housing
West Valley College, Saratoga, Calif.
Freshman
Major: Interior Design

Kathleen Wright
Garfield Park Village, Santa Cruz, Calif.
Christian Church Homes of Northern California
Cabrillo College, Aptos, Calif.
Graduate Student
Major: Digital Media

AHMA-PSW

Ruby Castillo
Las Lomas Gardens, La Habra, Calif.
G & K Management Co. Inc.
St. Norbert College, De Pere, Wis.
Sophomore
Major: Biology

Joline Morcos
Los Lomas Gardens, La Habra, Calif.
G & K Management Co. Inc.
University of California, Riverside, Calif.
Sophomore
Major: Psychology

Alana Chmeil
Princeton Community Village, Princeton, N.J.
Princeton Community Housing
Rutgers University, New Brunswick, N.J.
Sophomore
Major: Nursing

Jonas Daniecki
Princeton Community Village, Princeton, N.J.
Princeton Community Housing
Norwich University, Norwich Conn.
Senior
Major: Mechanical Engineering

Mary Ebong
Princeton Community Village,
Princeton, N.J.
Princeton Community Housing
Rutgers University, New Brunswick, N.J.
Senior
Major: Human Resources Management

Cindy Guzman
Princeton Community Village,
Princeton, N.J.
Princeton Community Housing
Rutgers University, New Brunswick, N.J.
Senior
Major: Human Resources Management

Vanessa Guzman
Princeton Community Village,
Princeton, N.J.
Princeton Community Housing
Farleigh-Dickinson University, Teaneck,
N.J.
Senior
Major: Finance

Daniel Hanna
Princeton Community Village,
Princeton, N.J.
Princeton Community Housing
The College of New Jersey, Trenton, N.J.
Freshman
Major: Computer Engineering

Joshua Hsieh
Princeton Community Village,
Princeton, N.J.
Princeton Community Housing
Stockton University, Galloway, N.J.
Freshman
Major: Health Science

Roger Licairac
Baylor Arms, Moorestown, N.J.
MEND Inc.
Rutgers University, New Brunswick, N.J.
Graduate Student
Majors: Mathematics, Economics and
Statistics

Christian Nazario
Princeton Community Village,
Princeton, N.J.
Princeton Community Housing
Laboratory Institute of Merchandizing,
New York, N.Y.
Senior
Major: Fashion Merchandising

MAHMA

Fatoumata Barry
Columbus, Ohio
Community Properties of Ohio
Columbus State Community College,
Columbus, Ohio
Sophomore
Major: Social and Human Services

NEAHMA

Raesheena Adams-Small
West End Place, Boston, Mass.
Maloney Properties
Bunker Hill Community College,
Boston, Mass.
Sophomore
Major: Nursing

Sydney Anzellotti
Fresh Water Pond, Enfield, Conn.
SHP Management Corp.
Southern Connecticut State University,
New Haven, Conn.
Sophomore
Major: Nursing

Ashia Aubourg
808 Memorial Drive, Cambridge, Mass.
WinnResidential
Syracuse University, Syracuse, N.Y.
Junior
Major: Food Study

Lydia Bosque-Hamilton
Mountain View Terrace, Stoneham,
Mass.
Atlantic Tambone Management
University of Connecticut, Storrs, Conn.
Freshman
Major: Nursing

Andres Brito
Wiggin Village Apartments,
Providence, R.I.
WinnResidential
University of Rhode Island, Kingston,
R.I.
Senior
Major: Kinesiology

Guan Xing Chen
Charles Newtown, Boston, Mass.
WinnResidential
University of Massachusetts, Amherst,
Mass.
Freshman
Major: Physics

Iouliana Chifrina
West End Place, Boston, Mass.
Maloney Properties
Bunker Hill Community College,
Boston, Mass.
Graduate Student
Major: Medical Interpreter

Paulette Ford
Camfield Estates, Boston, Mass.
Peabody Properties Inc.
Bunker Hill Community College,
Boston, Mass.
Freshman
Major: Biomedical Engineering

William Grimes
Marcus Garvey Apartments, Boston,
Mass.
SHP Management Corp.
New England Conservatory of Music,
Boston, Mass.
Freshman
Major: Jazz

Jacqueline Furtado-Cole
Mount Pleasant Apartments,
Somerville, Mass.
Peabody Properties Inc.
Lesley University, Cambridge, Mass.
Junior
Major: Human Services

Audrey Gagne
Bixby Brockton, Brockton, Mass.
Peabody Properties Inc.
Massasoit Community College,
Brockton, Mass.
Sophomore
Major: Business Administration

Libin Huang
Charles Newtown, Charlestown, Mass.
WinnResidential
University of Massachusetts, Amherst,
Mass.
Sophomore
Major: Mechanical Engineering

Christina Johnson
Mishawum Park, Charlestown, Mass.
Peabody Properties Inc.
Bay State College, Boston, Mass.
Junior
Major: Nursing

Billy Kan
Mishawum Park, Charlestown, Mass.
Peabody Properties Inc.
Boston College, Boston, Mass.
Freshman
Major: Business

Jake MacMillan
Village at Brookline, Brookline, Mass.
WinnResidential
Bridgewater State University,
Bridgewater, Mass.
Sophomore
Major: Criminal Justice

Kristina McAvoy
Greenwoods, Brockton, Mass.
First Realty Management Corp.
Stonehill College, Easton, Mass.
Junior
Major: Environmental Science

Matthew Mills
Taunton Gardens, Taunton, Mass.
First Realty Management Corp.
University of New Hampshire, Durham,
N.H.
Sophomore
Major: Biomedical Sciences

Fiona Mwariama
Fairways Community Apartments,
Worcester, Mass.
First Realty Management Corp.
Westfield State University, Westfield,
Mass.
Senior
Major: Psychology

Ayida Nazaire
Fresh Pond Apartments, Cambridge,
Mass.
The Schochet Companies
The New School, New York, N.Y.
Sophomore
Major: Fashion Design

Kelseigh Ryan
Mishawum Park, Charlestown, Mass.
Peabody Properties Inc.
Stonehill College, Easton, Mass.
Junior
Major: Marketing

Mary Sanchez
Brookside Estates, New Haven, Conn.
Interstate Realty Management
Company
University of New Haven, New Haven,
Conn.
Senior
Major: Interior Design

Jenny Trinh
Charles Newtown, Charlestown, Mass.
WinnResidential
Boston University, Boston, Mass.
Junior
Major: Business Administration

Roselvi Valdez-Gonzalez
Canterbury Place, Roslindale, Mass.
First Realty Management Corp.
Bunker Hill Community College,
Boston, Mass.
Sophomore
Major: Paralegal

Terry Voong
Charles Newtown, Charlestown, Mass.
WinnResidential
Simmons College, Boston, Mass.
Senior
Major: Nursing

Juxhin Xhuxha
Brandywyne Village, Boston, Mass.
First Realty Management Corp.
University of Massachusetts, Boston,
Mass.
Graduate Student
Major: Finance

Jeffrey Xie
Castle Square Apartments, Boston,
Mass.
WinnResidential
Boston College, Boston, Mass.
Freshman
Major: Finance

Jia Ye
Charles Newtown, Charlestown, Mass.
WinnResidential
Columbia University, New York, N.Y.
Junior
Major: Physics

NYAHMA

Robert Israel
Spring Creek Towers, Brooklyn, N.Y.
Grenadier Management Inc.
Binghamton University, Binghamton,
N.Y.
Sophomore
Major: Undeclared

PennDel AHMA

Raven Black
Washington Square Apartments,
Harrisburg, Penn.
Arbor Management
Penn State University, University Park,
Penn.
Graduate Student
Major: Pre-Nursing

Ashley Pugh
Venice Ashby I, Bristol, Penn.
Community Realty Management
Kutztown University, Kutztown, Penn.
Sophomore
Major: Criminal Justice

Jessica Sharkey
Regency Park Apartments, Coatesville,
Penn.
Interstate Realty Management
Company
Delaware County Community College,
Media, Penn.
Freshman
Major: Theater
Merwah Shinwari
Stoney Brook, Claymont, Del.
Arbor Management
University of Delaware, Newark, Del.
Sophomore
Major: Pre-Pharmacy

Rocky AHMA

Sean Aaron
Suncrest Apartments, Provo, Utah
Management Community Housing
Services Inc.
Brigham Young University, Provo, Utah
Graduate Student
Major: Clinical Psychology

Michelle Miller
Willow Place, Loveland, Colo.
Housing Authority of the City of
Loveland
Colorado State University, Fort Collins,
Colo.
Senior
Major: Social Work

Mysti Rasmussen
Black Hills Apartments, St. George,
Utah
Management Community Housing
Services Inc.
Dixie State University, St. George, Utah
Senior
Major: Psychology

Michael Scott
Suncrest Apartments, Provo, Utah
Management Community Housing
Services Inc.
Brigham Young University, Provo, Utah
Freshman
Major: Nursing

Casey Whiteman
Village Gardens, Casper, Wyo.
Property Management Inc.
Western Governors University, Salt
Lake City, Utah
Sophomore
Major: Education

SAHMA

Christopher Jones
Ashton Pointe, Monroe, Ga.
Ambling Management
Tuskegee University, Tuskegee, Ala.
Freshman
Major: Environmental Science

Justin Jones
Bailey Lane Apartments, Vanceboro,
N.C.
Westminster Company
East Carolina University, Greenville,
N.C.
Junior
Major: Criminal Justice

Joyce Kane-McGhee
Kensington Forest, Powell, Tenn.
Emerald Housing Partners
Undecided
Sophomore
Major: Applied Psychology

Ciara Leslie
Valley Garden Apartments, Huntsville,
Ala.
Oxford Properties
University of Alabama, Huntsville, Ala.
Freshman
Major: Undeclared

Mackenna Martinsen
EME Apartments, Charleston, S.C.
Southern Development Management
Company
Art Institute of Charleston, Charleston,
S.C.
Freshman
Major: Interior Design

Shameka Turpin
Abbey Lane Apartments, Winter
Haven, Fla.
Interstate Realty Management
Company
Polk State College, Winter Haven, Fla.
Graduate Student
Major: Nursing

SW-AHMA

Michelle Marlow
Lakeshore, Claremore, Okla.
Interstate Realty Management
Company
Northcentral University, Prescott
Valley, Ariz.
Graduate Student
Major: Marriage and Family Therapy

REGULATORY WRAP - UP

ON AUG. 25, HUD ISSUED A NOTICE ANNOUNCING THE FISCAL YEAR 2017 FAIR MARKET RENTS (FMRs) for all areas that reflect the estimated 40th and 50th percentile rent levels trended to April 1, 2017. The FY 2017 FMRs announced in the notice are based on five-year data collected by the American Community Survey from 2010-2014. The recently passed Housing Opportunities Through Modernization Act of 2016 (HOTMA) revises the procedure by which HUD publishes its annual FMRs. Specifically, HUD is no longer required to publish proposed FMRs for comment in the *Federal Register*. Rather, HUD may post the FMRs on HUD's website and announce such posting by notice published in the *Federal Register*. HOTMA also requires that HUD's FMRs be effective no earlier than 30 days after the date of the publication of HUD's *Federal Register* notice but public housing agencies (PHAs) and other interested parties may comment on the FMR, and request re-evaluation of FMRs in a jurisdiction before such FMRs become effective. The notice announcing FMRs is online under the Agencies tab at NAHMA.org.

UNIFORM PHYSICAL CONDITION STANDARDS UPDATED

IN AUGUST, NAHMA RECEIVED A SLIDESHOW from the Department of Housing and Urban Development's (HUD) Real Estate Assessment Center (REAC) regarding the updated application of the Uniform Physical Condition Standards (UPCS) Guidance and Protocol Clarifications & Industry Standard Notice.

The slideshow presentation provided clarification and guidance concerning industry standards and it was used to train REAC inspectors in July. It included photo examples of acceptable repairs and unacceptable deficiencies relating to site erosion, downspouts, dry-wall repairs, cracks in brick walls and other inspection items. The entire presentation is online under the Agencies tab at NAHMA.org.

HUD NEWS

HUD ISSUED A PROPOSED RULE AUG. 31 CONCERNING THE ELEVATED BLOOD LEAD LEVELS of young children living in federally assisted housing. HUD is proposing to lower the department's threshold of lead in a child's blood to match the one used by the Centers for Disease Control and Prevention (CDC). The proposed rule, which can be found on [NAHMA's website](http://NAHMA.org), is open for public comment.

HUD ISSUED HOUSING NOTICE H-2016-08, FAMILY SELF SUFFICIENCY PROGRAM IN MULTIFAMILY ON AUG. 26. The notice establishes a Family Self Sufficiency (FSS) program in multifamily housing, including the policies and procedures applicable to implementing a FSS program in a HUD-assisted multifamily housing property. FSS is a program that provides incentives and supports to help families living in multifamily assisted housing to increase their earned income and reduce their dependence on public assistance programs. According to the notice, owners of privately owned HUD assisted multifamily housing can voluntarily establish and operate an FSS program at their housing sites. To read the notice, visit www.nahma.org.

HUD RELEASED UPDATED RESPONSES TO FREQUENTLY ASKED QUESTIONS (FAQs) regarding Housing Notice H-2015-04, Methodology for Completing a Multifamily Housing Utility Analysis on Aug. 29. The updated FAQs include responses to 10 additional questions and replaces the UA FAQs that were emailed in August 2015. You will find detailed answers to questions on the required UA documentation, baseline analyses or sample sizes. The FAQs can be found on the [NAHMA website](http://NAHMA.org).

RD NEWS

USDA'S RURAL DEVELOPMENT ISSUED A FINAL RULE ON AUG. 24 CONCERNING CIVIL MONETARY PENALTIES, which are used to remedy noncompliance in the Sec-



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2015 SAHMA Rising Star Award Winner

tion 521, Rental Assistance and Section 515, Rural Rental Housing Loan programs. RD first proposed changes to CMPs in a proposed rule published in the *Federal Register* on Jan. 4, 2013. In this proposed rule, the agency cited its plans to amend its regulations to create a new section for imposing civil monetary penalties. The clarifications and changes included in the proposed rule sought to address the following issues: procedures for the determination of the civil monetary penalties; procedures for the administrative hearing; procedures for establishing fines; and procedures for the collection of fines. In comments sent to RD regarding the proposed rule, NAHMA stated that it could not support the changes as suggested at that time. In the final rule, RD said that over 20 responders had commented on the vagueness and need for clarification. NAHMA will examine all provisions of the final rule and will update members accordingly. The final rule can be found under the Agencies tab at www.nahma.org. Also, a recently issued *NAHM-Analysis* examines the final rule compared to the proposed rule.

IN A PRESS RELEASE ISSUED ON SEPT. 6, THE U.S. DEPARTMENT OF AGRICULTURE'S

Rural Development Undersecretary Lisa Mensah announced new grants aimed at preserving and repairing affordable housing for very low and low-income families living in rural areas. Up to \$3.9 million in Housing Preservation Grants will be allotted to 107 organizations in every state except Montana and Washington. The grants are intended to renovate 966 rural housing units and may be used to remove health and safety hazards, make homes more energy efficient and modernize the units. Eligible recipients include local governments, public agencies, federally recognized American Indian tribes, nonprofit organizations and faith-based and community groups. More information about these grants is available at the USDA Press Release webpage, <http://www.usda.gov/wps/portal/usda/usdahome?contentidonly=true&contentid=2016/09/0188.xml>. NN

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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 <http://www.nahma.org/education/education-event-calendar/>.

NOVEMBER

2

UPCS Training
Columbus, OH
MAHMA
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<http://mahma.com>

Reasonable Accommodations

Webinar
SAHMA
800-745-4088
www.sahma.org

EIV Income Discrepancies, Part 1

Webinar
NEAHMA
781-380-4344
www.neahma.org

Part 2: Getting into the Field

Webinar
NEAHMA
781-380-4344
www.neahma.org

2-3

Tax Credit Training with SHCM Exam

Princeton, NJ
PennDel AHMA with JAHMA
856-786-2183
www.penndelahma.org

3

Asbestos & Lead-Based Paints

Oakland, CA
AHMA-NCH
510-452-2462
<http://ahma-nch.org>

7

MOR Training

Oakland, CA
AHMA-NCH
510-452-2462
<http://ahma-nch.org>

9

Resident Green Education

Webinar
SAHMA
800-745-4088
www.sahma.org

Basic HUD Eligibility

Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org

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Basic Tax Credit Eligibility

Webinar
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Fair Housing Course (FHC)

Massachusetts
NEAHMA
781-380-4344
www.neahma.org

EIV Income Discrepancies, Part 2

Webinar
NEAHMA
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Part 3: Getting into the Field

Webinar
NEAHMA
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www.neahma.org

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504 Coordinator

Atlanta, GA
SAHMA
800-745-4088
www.sahma.org

Fair Housing Timely Topics

Oakland, CA
AHMA-NCH
510-452-2462
<http://ahma-nch.org>

15-16

OSHA

Los Angeles, CA
Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org

15-17

Fall Regional Conference

Richmond, VA
Mid-Atlantic AHMA
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<http://mid-atlantichahma.org>

Certified Professional Occupancy (CPO)

Massachusetts
NEAHMA
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Maintenance Workshop

Richmond, VA
Mid-Atlantic AHMA
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<http://mid-atlantichahma.org>

HUD Update

Webinar
NEAHMA
781-380-4344
www.neahma.org

Understanding HUD's Home Program

Webinar
AHMA of Washington
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<http://ahma-wa.org>

Communicating Effectively: I Can't Hear You!

Webinar
SAHMA
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MOR Preparedness

Salem, OR
Oregon AHMA
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www.oregonaffordablehousingmanagement.com

Tax Credit Home Differences

Boise, ID
Idaho AHMA
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www.idahoahma.org

EIV Policies & Procedures

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DECEMBER

1

ABCs of Tax Credit
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5

FHC Course
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AHMA-NCH
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Make Ready & Preventative Maintenance

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Webinar
NEAHMA
781-380-4344
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MOR Training

Tacoma, WA
AHMA of Washington
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<http://ahma-wa.org>

15

HOME Rules

Webinar
AHMA-NCH
510-452-2462
<http://ahma-nch.org>

Tax Credit and Section 8

Boise, ID
Idaho AHMA
208-243-9409
www.idahoahma.org

Looking for the Next Challenge

KEVIN SORGE WAS IN THE MARKET for a new job opportunity. He has worked in the nonprofit world for more than 30 years but never had considered working in affordable housing. At the same time, NEAHMA was searching for a new executive director. You could say fate drew them together.

"I was actively job hunting but was having a problem finding a position that fit my background," Sorge said. "The [NEAHMA] board found my resume on an employment site and reached out to me."

"I love working with volunteers ... trying to achieve a mission."

In August, Sorge was introduced as the new executive director of the New England AHMA.

While Sorge said he has to learn the terminology and acronyms associated with the affordable housing industry, at its core, the association is like any other nonprofit: a mission-driven organization with a clear set of ideas it is trying to accomplish.

"I love working with volunteers... trying to achieve a mission," he said. "My job is to take a lead role in building relationships, provide the training our members want and need, and to support our board and members."

With NEAHMA, Sorge will be responsible for the day-to-day operations of the association, will develop and provide the resources the members need, and will oversee a staff of two full-time employees. And while Sorge is still trying to gain his bearings at his new job, he has to help successfully execute the association's annual fall conference in October.

Prior to coming to NEAHMA, Sorge most recently served as the executive director of the New England Hemophilia Association for eight years and held executive positions for more than 18 years with the American Heart Association in Texas and New Jersey.

He does not anticipate making too many changes right away, but he already has set goals of expanding the association's training calendar and recruiting more trainers. He wants to take the time to



has visited 40 countries in the last 15 years, including Brazil, Russia and Italy. The flexibility of the trips, done on BMW motorcycles, makes "detours" along the way possible, such as when Sorge went bungee jumping off the world's tallest bridge in South Africa, or dogsledding near the Arctic Circle,

or snowmobiling in Siberia, or hiking the Inca Trail to Machu Picchu in Peru.

"I'm always trying to challenge myself," he said. "We're always thinking of the next adventure. It might be shark cage diving in Australia or going to the North Pole."

In the immediate future, his challenge is learning about LIHTCs, Fair Housing, Section 8 and the like. **NN**

see what works well and what does not by listening to the board and the membership.

"NEAHMA has done well. Now it's time to focus on making it better," he said. "I'm really looking forward to meeting and getting to know our members, our vendors and our training partners. I'm the type of person who goes to all the trainings and events. I go to everything."

Before he can jump head long into the nitty gritty of NEAHMA, Sorge will take some time in September for his other passion: international motorcycle travel. He and a group of friends plan trips that involve touring other countries by motorcycle. This year's adventure involves riding around Greece. The organized trips are planned a year in advance and provide Sorge his "motivation" for the year.

"I'm enthusiastic and passionate about what I do. These trips are a different side of my life," he said.

Touring a country on two wheels gives the group freedom to see things off the beaten path. The self-described adventurer

Welcome New Members

NAHMA welcomes the following new members as of Sept. 23, 2016.

EXECUTIVE

Amy Albery, Wallick Communities, Reynoldsburg, Ohio

Katrina Pavetto, WinnResidential, Boston, Mass.

ASSOCIATE

Samuel Rotter, Multifamily Management Services LLC, Suffern, N.Y.

AFFILIATE

Rue Fox, IPM Software, Dallas, Texas

Lori Marada, PAS Purchasing Solutions, Plano, Texas

Julie Reynolds, Navigate Affordable Housing Partners, Birmingham, Ala.

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Ask Congress to Support Key Affordable Housing Legislation



NOW IS THE TIME TO REACH OUT to Congress to remind them the importance of fully funding affordable housing programs. Congress still has important work remaining to ensure rental assistance is renewed for 2017. See the appropriations update on page 22 for additional information. Please join NAHMA in requesting Congress:

- Fully fund all affordable housing programs including:
 - The 12-month Project-Based Rental Assistance renewals at \$10.9 billion.
 - The renewal of Housing Choice Vouchers at \$21 billion.
 - Housing for the Elderly (Section 202) at \$505 million.
 - Supportive Housing for Person with Disabilities (Section 811) at \$154 million.
 - HOME program by providing an FY 2017 appropriation of at least \$950 million.
 - Fully funding USDA, Rural Development Programs:
 - Section 521, Rural Rental Assistance, at \$1.4 billion to renew all rental assis-

tance contracts for fiscal year 2017.

- Section 515, Multifamily Mortgage program, at \$33 million.
- Multifamily Revitalization Program and Rural Housing Vouchers, at \$37 million

We also encourage you to urge your Senators to co-sponsor, S.2962, the Affordable Housing Credit Improvement Act of 2016, see page 5 for more details. The bill would expand housing credit authority by 50 percent. This would be a meaningful step toward addressing our nation's vast and growing affordable housing needs by enabling the creation or preservation of up to 400,000 new affordable homes over the next decade. The bill would make affordable housing financing more predictable and feasible by creating a permanent minimum 4 percent housing credit rate for acquisition and for housing bond-financed properties. Additionally, the bill would permit income averaging within housing credit properties in order to preserve rigorous targeting while providing more flexibility and responsiveness to local needs.

More recently, Sens. Cantwell and Hatch introduced S.3237, also titled the Affordable Housing Credit Improvement Act of 2016, which includes all of the provisions from S.2962, but adds numerous programmatic modifications that will further strengthen the housing credit by making the credit administration more predictable and streamlined; supporting the preservation of existing affordable housing; facilitating housing credit development in challenging markets like rural and Native American communities; and increasing the housing credit's ability to serve extremely low-income residents.

The NAHMA Grassroots Action Toolkit, available under the Grassroots Advocacy tab at www.nahma.org, provides members with easy-to-use tools for participating in grassroots advocacy.

Please join us. We cannot achieve—advocacy success without you. **NN**

Ken Pagano, CPM, SHCM, NAHP-e, is president of Essex Plaza Management and president of NAHMA.