

NAHMA News

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

IN THIS ISSUE

- 3 Inside NAHMA
- 6 Washington Update
- 8 Tax Credit Compliance
- 10 Advocating for Broadband Programs
- 17 Honoring the Industry's Best
- 20 Winter Meeting
- 29 Regulatory Wrap-Up
- 30 Up Close & Personal
- 31 Education Calendar



Requirement to Install CO Detectors and Alarms By December

In January, HUD issued a joint notice from the offices of Public and Indian Housing, Multifamily Housing Programs, and Lead Hazard Control and Healthy Homes requiring carbon monoxide (CO) alarms or detectors in HUD-assisted housing programs by the end of the year.

The notice reminds owners and operators of Public Housing (PH), Project-Based Rental Assistance (PBRA), Housing Choice Vouchers (HCV), Project-Based Vouchers (PBV), Supportive Housing for the Elderly (Section 202) and Supportive Housing for Persons with Disabilities (Section 811) properties of carbon monoxide poisoning risks in housing, identifies resources for preventing and detecting exposure and provides notice of the requirement for alarms or detectors to be installed in specific HUD-assisted housing by Dec. 27, 2022.

The notice defines a carbon monoxide alarm as a single or multiple-station alarm intended to detect carbon monoxide gas and alert occupants by a distinct audible signal. It incorporates a sensor, control components and an alarm notification appliance in a single unit. A carbon monoxide detector is defined as a device with an integral sensor to

continued on page 4

HUD Releases Updated REAC FAQs and Informational Flyer on Inspections During the Pandemic

IN FEBRUARY, HUD RELEASED A FLYER outlining the rights and obligations of residents, owners, and agents when a REAC inspection is scheduled, and an updated frequently asked questions document with additional information regarding how to inform HUD of COVID-19 cases at properties, how to request a deferral, and what criteria HUD uses in determining whether to grant a deferral.

According to the flyer, residents have the right to decline to have their unit inspected as part of a REAC inspection if they are not comfortable with the REAC inspector entering their home. In this case, an alternative unit will be selected for inspection.

If owners or management agents have concerns about proceeding with a REAC inspection due to COVID-19, contact the REAC Technical Assistance Center (TAC) at 888-245-4860 or email REAC_TAC@hud.gov to report the conditions at the property.

FLYER EXCERPTS: HUD initiated a return to inspection operations in June 2021. The department worked closely with the Centers for Disease Control and Prevention (CDC) and stakeholders to

continued on page 5



AFFORDABLE ONLINE LEASING

Introducing a complete end-to-end 24/7 online leasing solution designed specifically for the Affordable Housing market, enabling you to optimize leasing activities and support applicants.

Limit potential vacancy losses and compliance risk, reduce data entry, and minimize processing times with RealPage Affordable Online Leasing.



Visit realpage.com/affordable-leasing for more information
or call 1-87-REALPAGE

PRESIDENT

Michael Simmons, SHCM, NAHP-e
msimmons@communityrealtymanagement.com

EXECUTIVE DIRECTOR

Kris Cook, CAE
kris.cook@nahma.org

DIRECTOR, GOVERNMENT AFFAIRS

Larry Keys Jr.
lkeys@nahma.org

DIRECTOR, FINANCE AND ADMINISTRATION

Rajni Agarwal
rajni.agarwal@nahma.org

DIRECTOR, MEETINGS, MEMBERSHIP

Brenda Moser
brenda.moser@nahma.org

DIRECTOR, COMMUNICATIONS AND PR

Jennifer Jones
jjones@nahma.org

MANAGER, GOVERNMENT AFFAIRS

Michal Machnowski
mmachnowski@nahma.org

MANAGER, EDUCATION AND TRAINING

Natasha Patterson, ACA
npatterson@nahma.org

MANAGER, ADMINISTRATIVE SERVICES

Paulette Washington
pwashington@nahma.org

EDITOR

Jennifer Jones
jjones@nahma.org

DESIGN

Mary Prestera Butler
butler5s@comcast.net

2022 NAHMA OFFICERS AND BOARD OF DIRECTORS

President

Michael Simmons, NAHP-e

President-elect

Larry Sisson, FHC, SHCM, NAHP-e, CGPM

Vice President

Peter Lewis, SHCM, NAHP-e, CPO, CGPM
Sandra Cipollone, SHCM, FHC, NAHP-e

Secretary

Nancy Evans, SHCM, NAHP-e

Treasurer

Christina Garcia Sanchez, CPO

Immediate Past President

Timothy Zaleski, SHCM, NAHP-e

Directors

Amy Albery

Jasmine Borrego, NAHP-e, CPO

Sonya Brown, SHCM

Alicia Stoermer Clark, SHCM

Melissa Fish-Crane, NAHP-e

Janel Ganim

Noel Gill, NAHP-e, SHCM, CPO

John Kuppens, SHCM, NAHP-e, CGPM

Cindy Lamb, SHCM, NAHP-e

Kimberlee Schreiber

Jack Sipes

Angie Waller, FHC, SHCM, NAHP-e, CPO, BCD

Voting Past Presidents

Phil Carroll, SHCM, NAHP-e

Michael Johnson, SHCM, NAHP-e

©2022 National Affordable Housing Management Association

NAHMA News is published six times a year by the National Affordable Housing Management Association, 400 North Columbus Street, Suite 203, Alexandria, VA 22314, Phone (703) 683-8630, Website: www.NAHMA.org

SUBSCRIPTIONS: Free for NAHMA/AHMA members, \$110 for nonmembers.

ADVERTISING: Digital ads preferred. Rates vary. Contact: Pat Price at 202-367-2462 or pprice@smithbucklin.com.

QUERIES: Letters to the Editor and other queries should be sent to Jennifer Jones at the address above.

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

COPYRIGHT: Contents of NAHMA News are protected by copyright and may not be reproduced, in whole or in part, without permission and attribution.



All Things Affordable Housing Take Center Stage

NAHMA HELD A SUCCESSFUL IN-person meeting in early March, bringing together 165 members. The multiday event, March 9-11, focused on panels concentrating on the top issues facing affordable housing, including a Communities of Quality Awards winners panel discussion and the Industry and AHMA Awards ceremony.

Attendees got to hear the best practices utilized by this year's COQ Awards winners during a panel discussion led by NAHMA President Michael Simmons that featured Shelley Murphy, president and CEO, Wesley Housing, representing Knightsbridge Apartments, which won for Exemplary Family Development; and Sarah Furchtenicht, executive vice president, GK Management, representing Columbia Towers, and Teresa Zingales, director of portfolio operations, Peabody Properties Inc. representing Mill Pond Apartments, our co-winners for Exemplary Development for the Elderly. To learn more about these fantastic properties, visit the COQ Awards Program webpage under the Awards & Contest tab at nahma.org.

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

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

industry standards.

The highest honor we bestow, the NAHMA Industry Statesman Award, is given to affordable housing leaders and mentors and long-time association supporters. This year's recipient was Pam Monroe, who retired as vice president of property management from National Church Residences in 2020. For more on the night's other winners, visit page 17.

Our next meeting is in October and will feature the Vanguard Awards honorees. The October meeting also includes the annual Educational Foundation fundraiser and poster auction. So mark your calendar now and plan to be in Washington, D.C., Oct. 26-28.

Speaking of the Vanguard Awards, there is still time to finalize your award application before the June 3 deadline.

The Vanguard Awards recognize new, quality multifamily affordable housing development or major rehab. The awards pay tribute to developers of high-quality affordable housing; demonstrate that exceptional new affordable housing is available across the country; illustrate the creativity and innovation that must be present to create excellent properties given the financing and other challenges to development; highlight results of private-public partnerships required to develop today's affordable housing; and share ideas for unique design and financing mechanisms with industry practitioners to further stimulate creative development in the affordable multifamily industry. To learn more about the awards, visit page 28. **NN**
Kris Cook, CAE, is executive director of NAHMA.

detect carbon monoxide gas and transmit an alarm signal to a connected alarm control unit.

BASED ON CONGRESSIONAL ACTION

The Consolidated Appropriations Act of 2021 requires the installation of CO alarms or detectors in each dwelling unit(s) receiving tenant-based or requires project-based assistance or is owned or operated by a PHA or by the owner of a dwelling unit receiving project-based assistance by Dec. 27, 2022. The installation must meet or exceed the standards described in Chapters 9 and 11 of the 2018 publication of the International Fire Code, as published by the International Code Council.

According to the National Center for Environmental Health, “each year

more than 400 Americans die from unintentional CO poisoning not linked to fires, more than 20,000 visit the emergency room, and more than 4,000 are hospitalized.”

CO is an odorless, colorless, and toxic gas. It is impossible to see and is a tasteless gas produced by incomplete combustion of fuel burned in vehicles, small engines, stoves, lanterns, grills, fireplaces, gas ranges, or furnaces. It can build up indoors and poison people and animals who breathe the toxic fumes. CO exposure can vary from person to person depending on age, overall health, and the concentration and length of exposure.

Exposure can cause harmful health conditions, permanent brain damage,

life-threatening cardiac complications, fetal death or miscarriage, and death in minutes. Individuals who are asleep or intoxicated may die from CO poisoning before experiencing any symptoms.

PREVENTING CO INTRUSION AND FUNDING RESOURCES

The HUD notice identifies building-related sources of CO for PHA and owner awareness and education for residents. The material in the notice summarizes guidance provided by the U.S. Environmental Protection Agency (EPA), the Centers for Disease Control and Prevention, the Consumer Product

through periodic inspection that exhaust fans are functional and vented to outdoors over gas stoves.

■ Ensure that flues over fireplaces are operational and capable of opening and closing by residents.

■ Use appropriately sized woodstoves certified to meet EPA emission standards with tightly fitting doors.

■ Perform annual inspections, clean, and tune-up central heating systems, such as furnaces, flues, chimneys, and ensure that these activities are conducted by a trained professional.

■ Ensure leaks are repaired promptly.

■ Provide regular resident CO educa-

According to the National Center for Environmental Health, “each year more than 400 Americans die from unintentional CO poisoning not linked to fires, more than 20,000 visit the emergency room, and more than 4,000 are hospitalized.”

Safety Commission, the Federal Emergency Management Agency, and the U.S. Fire Administration. According to the notice, CO alarms or detectors are not a replacement for the proper installation, use, and maintenance of fuel-burning appliances or well-ventilated garages. PHAs, owners and managers should ensure that combustion equipment is maintained and properly adjusted.

Vehicle use should be carefully managed adjacent to buildings and vocational programs through signage or policy updates. Where feasible, owners and managers can provide additional ventilation as a temporary measure when high levels of CO are expected for short periods.

Examples of activities to prevent CO intrusion provided by the notice include:

■ Ensure gas appliances are correctly adjusted.

■ Install, properly maintain, and assure

tion through policies or signage.

According to the notice, rental property owners, managers, and residents all play an important role in preventing CO intrusion and responding quickly when it occurs and where sources of CO exist. Common exposures occur when residents introduce a CO source or result from building-related sources, such as an inadequately exhausted vent or a faulty boiler.

Other CO exposures occur during a natural disaster or utility interruption. Residents should avoid using portable generators, fired grills, vehicles, or fuel-burning space heaters as a heat or fuel-burning electric sources indoors. Therefore, resident education is strongly encouraged, particularly during seasonal increases in CO use or during periods of electric or heat outages.

The notice says that PHAs operating public housing units may use either operating funds or capital funds to purchase, install, and maintain CO alarms



To read the notice in its entirety, visit https://www.hud.gov/sites/dfiles/OCHCO/documents/2022-01pihn.pdf?utm_medium=email&utm_source=govdelivery

or detectors. Based on the act's set-asides, the Capital Fund Program conducts competitions for additional funds for CO alarms or detectors. For the HCV and PBV programs, the property owner or landlord is responsible for the cost of CO alarms or detectors. PHAs may use their HCV administration funds for landlord outreach and education on these requirements. Owners of properties receiving assistance through the PBRA, Section 202, and/or Section 811 program may utilize the property's reserve for replacement account, residual receipts, general operating reserves, owner contributions, or secondary financing to fund the purchase, installation, and maintenance of CO alarms and detectors. The expenditures may be subject to a standard approval process where applicable, but the purchase, installation, and maintenance of CO alarms and detectors are deemed eligible expenses.

ADDITIONAL RESIDENT EDUCATION

In the act, Congress directed HUD to provide guidance to public housing agencies on how to educate residents on health hazards in the home, including CO poisoning, lead poisoning, asthma induced by housing-related allergens, and other housing-related preventable outcomes, to help advance primary prevention and prevent future deaths and other harms. The notice provides initial information and guidance for PHAs, owners, and managers. The Office of Public and Indian Housing will develop additional materials for residents to promote healthy housing and prevent CO exposure.

HUD is developing CO materials for property management to support its educational activities. Materials will be posted to HUD's website. Program notices and supplemental documents will inform owners and managers of their responsibilities under the act. Educational materials will be available for download without cost. **NN**

HUD RELEASES UPDATED REAC FAQs, *continued from page 1*

develop and implement a flexible protocol with controls and parameters to adjust and respond to COVID-19 related constraints. The protocols include a 28-day notification period to property management before an inspection to provide more preparation time.

RESIDENTS' RIGHTS: Residents that have concerns with COVID-19 and have been notified of an upcoming REAC inspection should communicate any health or related concerns to their property representative. The inspector will work with the property representative to select alternate units.

The inspector and a property representative will practice safe distancing and wear personal protective equipment consistent with detailed HUD safety protocols informed by the CDC's most recent guidance.

Residents who are home may elect to leave or stay in the unit during the inspection in alignment with their preference.

For more information, review HUD's "Residents Rights and Responsibilities" flyer on inspections by visiting https://www.hud.gov/sites/documents/DOC_12162.PDF.

PROPERTY MANAGERS' RIGHTS: Property representatives can communicate COVID-related concerns at the 28-, 14-, and two-day notification intervals established in the 2021-01 Inspector Notice. Ideally, concerns are addressed ahead of the inspection date via these checkpoints.

For additional questions, coordinate with your inspector, or you may reach out to HUD's TAC at 888-245-4860.

Public housing authorities, owners and agents should review the REAC Inspector Notice No. 2020-01 for additional details by visiting <https://www.hud.gov/sites/dfiles/PIH/documents/COVID19InspectorProtocolNotice2021-01.pdf>.

REAC Inspection Postponement/Adjustment Process

REAC works with properties and inspectors to analyze postponement requests on a case-by-case basis. The process emphasizes flexibility and balances the risks of COVID against the risk of not conducting inspections. When adjusting inspection dates, HUD factors in items such as available alternate units, local conditions, property elements, property designation status, etc. As may be needed throughout the process, contact TAC and REAC will help facilitate any required changes, factoring all parties' relevant concerns. Core steps include:

Step 1: The inspector will reach out to the property to provide date options for the upcoming inspections. Once the date is set, the inspector issues the 28-day notification to the property.

Step 2: At the 14- or two-day protocol-based check-ins, COVID concerns should be discussed so that the date is maintained or adjusted as needed.

Step 3: As part of the evaluation process, REAC will coordinate with Multifamily leadership to ensure it evaluates all relevant factors.

Step 4: On the day of the inspection, the inspector must report to TAC the relevant COVID cases.

Step 5: TAC reviews the number of COVID-related cases and documents units/buildings impacted and coordinates with the property and inspector if additional discussions are warranted.



To review the REAC Inspections—COVID Updates and Information flyer, visit https://content.govdelivery.com/attachments/USHUDFHA/2022/02/15/file_attachments/2077791/REAC%20Stakeholder%20COVID%20Inspection%20Adjustment%20Flyer%20-%20Feb%2010%202022.pdf

To review the updated FAQs, visit https://content.govdelivery.com/attachments/USHUDFHA/2022/02/15/file_attachments/2077756/REAC%20COVID-19%20QA%202.8.22%20Final%202-8-22.pdf

Congress Provides Funding; Administration Addresses Supply Chain and Mental Health

PASSED IN EARLY MARCH, THE fiscal year (FY) 2022 appropriations bill provides increased investments in nearly all USDA-RHS and HUD affordable housing and community development programs. NAHMA welcomes the much-needed increases for Project-Based Rental Assistance and other programs outlined in the following sections:

Project-Based Rental Assistance:

The funding bill provides \$13.9 billion for PBRA, an over \$400 million increase over last year's funding level. The bill provides \$355 million for PBCA oversight.

Tenant-Based Rental Assistance—Housing Choice Vouchers: The funding bill provides \$27.4 billion for Tenant-Based Rental Assistance, also known as Housing Choice Vouchers, an increase over FY 2022 enacted levels. The increased funding provides \$24 billion for voucher renewals.

Housing for the Elderly, Section 202: HUD Section 202 Housing for the Elderly, received over \$1 billion, an increase over FY 2021 enacted levels. The bill provides \$199 million for new capital advances and Project-Based Rental Assistance contracts, up to \$125 million for service coordinators, and \$10 million for intergenerational dwelling units.

Housing for Persons with Disabilities, Section 811: Similar to the Section 202 program, the Section 811 programs received new capital advance funding, totaling \$160 million, under the funding bill. Overall, the program funding is increased to \$352 million in FY 2022 from \$227 million for last year.

HOME Investment Partnerships Program and the Community Development Fund: The HOME and Com-

munity Development Block Grant programs both received an increase. Funding for HOME rose to \$1.5 billion, and the financing of the Community Development Fund grew to \$4.4 billion.

Section 521 Rental Assistance: The funding bill provides \$1.4 billion for the Section 521 Rental Assistance program, representing a slight increase from the previous year.

Section 515 Rental Housing Direct Loans: Lawmakers continue to pay more attention to the impending number of Section 515 properties reaching their mortgage maturity dates. The funding provides \$50 million, a slight increase in funding from last year's enacted level.

Multifamily Revitalization and Rural Housing Vouchers: The funding bill provides a slight increase to the Multifamily Revitalization Program. A funding level of \$34 million was provided for the Preservation Demonstration. The Rural Housing Vouchers program was increased to \$45 million. Lastly, the Section 538 Loan Guarantee received \$250 million.

STRATEGY TO ADDRESS MENTAL HEALTH CRISIS

President Joe Biden announced his plan to address the country's mental health needs during the State of the Union. The administration's strategy seeks to address the mental health crisis that has worsened during the COVID-19 pandemic and includes investing more in mental health resources to complement the efforts of health insurers integrating behavioral care with medical treatment. Lawmakers have signaled bipartisan support for these measures during several hearings of the Senate's Finance Committee, the Health,

Education, Labor and Pensions Committee, and the House's Energy and the Commerce Committee and the Ways and Means Committee.

EXECUTIVE ORDER ADDRESSES SUPPLY CHAIN DISRUPTIONS

President Biden issued an executive order outlining new steps for addressing supply chain issues throughout the United States. This effort follows the establishment of a Supply Chain Disruptions Task Force one year ago to strengthen pandemic recovery and address breakdowns in four industry chains: semiconductors and advanced packaging, high-capacity batteries, critical minerals and materials, and pharmaceuticals. To expand access to capital for small manufacturers and provide funding to improve U.S. ports and infrastructure, the new executive order boosts financing for semiconductor production and renewable energy. The president also released several reports from federal agencies on the supply chain crisis that were commissioned in last year's order.

Affordable housing advocates, alarmed by the rise in prices for lumber and construction materials, have repeatedly expressed their concerns with the administration over supply chain issues and the increased costs associated with the COVID-19 pandemic. While this current executive order does not address those specific housing material issues, NAHMA will continue to advocate for the White House and Congress to address rising housing costs and supply chain disruptions. **NN**

Larry Keys Jr. is director of government affairs for NAHMA.



RentCafe® Affordable Housing

Online certification workflows built on proven leading practices and a library of required verification forms

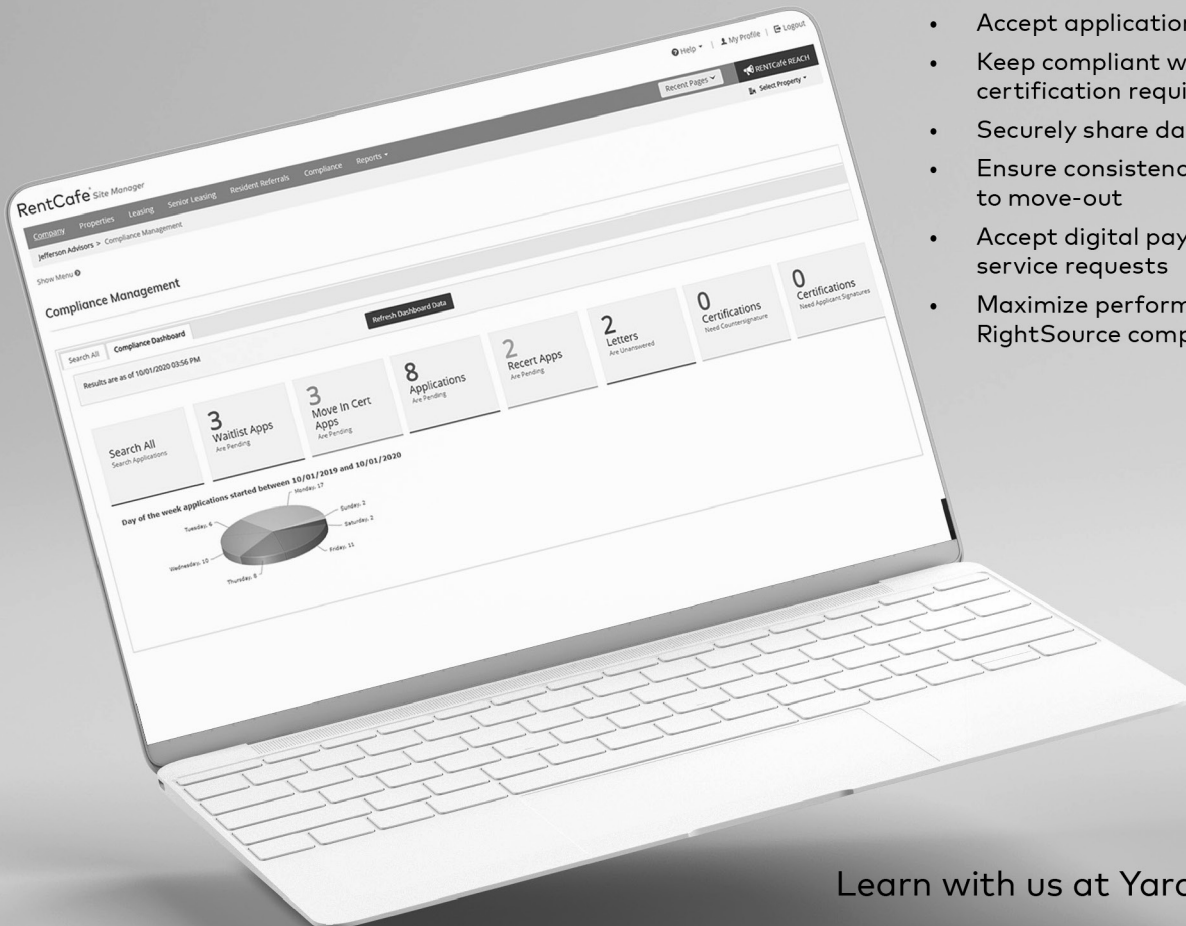
"Processing over 1,000 online waitlist applications per month with RentCafe saves us substantial staff hours over paper applications."



ENVOLVE COMMUNITIES
Jennifer van Arcken
Director of Business Applications

Gain compliance efficiency by minimizing office visits and paperwork

- Accept applications online
- Keep compliant with centralized certification requirements
- Securely share data across remote teams
- Ensure consistency from intake to residency to move-out
- Accept digital payments and online service requests
- Maximize performance with Yardi RightSource compliance services



Learn with us at Yardi.com/Webinars

IRS Extends Housing Credit Regulatory Relief Available During COVID-19 Pandemic

ON JAN. 11, THE INTERNAL Revenue Service (IRS) issued Notice 2022-05 extending and expanding on temporary relief for state housing credit agencies and owners and residents of housing credit properties in response to the COVID-19 pandemic. This is the fourth such notice IRS has issued since the beginning of the pandemic, as it has adjusted deadlines and temporary waiver periods of certain program requirements in response to the continuing public health crisis.

The notice closely follows recommendations NCSHA [National Council of State Housing Agencies] made in letters sent to IRS in August and October 2021. It significantly expands the universe of properties eligible for extensions to 10 percent test and placed-in-service deadlines and further extends deadlines available to certain properties that had benefited from extensions provided under previous guidance. Similarly, IRS further extends for some projects, and makes other previously ineligible projects eligible for extensions to, rehabilitation expenditure deadlines and casualty loss restoration period deadlines.

As NCSHA requested, the notice bifurcates the compliance monitoring requirements for tenant file reviews from the requirements for physical inspections. NCSHA had urged IRS to extend the waiver of tenant file review requirements that ended on Sept. 30, 2021, until Dec. 31, 2021, as compliance monitoring is reported to IRS

on a calendar year basis. However, as housing credit agencies have successfully transitioned to virtual tenant file reviews, NCSHA did not request an extension of the waiver beyond the end of 2021. Notice 2022-05 is consistent with NCSHA's recommendations. NCSHA also urged IRS to allow housing credit agencies to provide until Jan. 1, 2023, a notification period of up to 30 days to property owners before conducting a tenant file review, rather than the 15-day period normally allowed. Again, the notice is consistent with NCSHA's recommendation.

It significantly expands the universe of properties eligible for extensions to 10 percent test and placed-in-service deadlines and further extends deadlines available to certain properties that had benefited from extensions provided under previous guidance.

For on-site physical inspections, given the ongoing need to social distance so as not to jeopardize the health and safety of residents, owners, property managers, and state compliance staff, NCSHA urged IRS to waive on-site physical inspection requirements until the end of 2022. Notice 2022-05 provides a blanket waiver of physical inspection requirements through June 30, 2022, and allows state agencies, at their discretion and in consultation with public health experts, to extend the waiver for all or parts of their states until Dec. 31, 2022.

The notice also formally allows housing credit agencies to conduct qualified allocation plan (QAP) public

hearings under the same rules allowed for private activity bond hearings. In Revenue Procedure 2021-39, IRS temporarily allowed public hearings for tax-exempt bonds to be held telephonically (virtually), with that ability expiring on March 31, 2022. Should IRS extend this allowance for tax-exempt bonds again, the rules for QAP hearings would automatically follow suit. NCSHA had encouraged IRS to make this change on a permanent basis but recognizes that doing so should be outside the context of COVID-19 relief.

For more detailed information

about all the housing credit deadlines and waivers provided by Notice 2022-05, including which properties are eligible for extensions and for how long, see NCSHA's matrix of Housing Credit and Multifamily Housing Bond Regulatory Relief Available During the COVID-19 Pandemic [www.ncsha.org/resource/irs-regulatory-relief-available-during-covid-19-pandemic/]. **NN**

Jennifer Schwartz is the director of Tax and Housing Advocacy at the National Council of State Housing Agencies (NCSHA).

This article first appeared Jan. 13, 2022, on the NCSHA Blog. © National Council of State Housing Agencies 2022. All rights reserved. Used with permission from NCSHA, Washington, D.C., 202-624-7710, www.ncsha.org.



COCKTAILS & COMPLIANCE



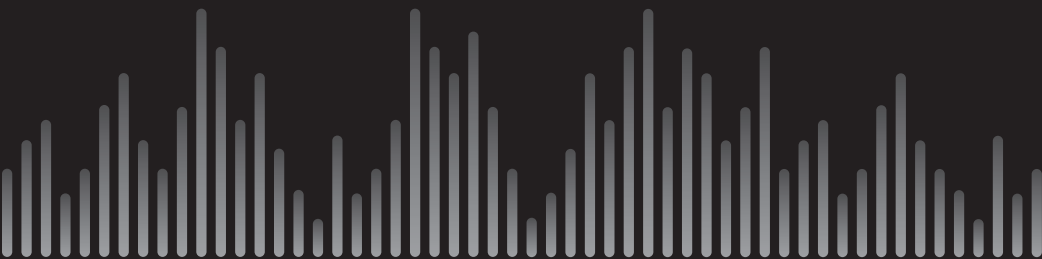
Rue Fox



Janel Ganim

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

Listen at
www.myresman.com/cc



ResMan[®]

Advocating for Broadband Programs

NAHMA was one of eight industry partners to submit joint comments on broadband programs to the National Telecommunications and Information Administration (NTIA) in response to the public notice, Infrastructure Investment and Jobs Act Implementation, released on Jan. 7.

According to the letter, the COVID-19 pandemic forced millions of Americans to rely on connectivity for home schooling and teleworking. “It has also laid bare the challenges many families continue to face in gaining access to the internet whether because of a lack of service, subpar service and speed availability or real challenges in affordability of service when it does exist. Whether in rural communities or low- and middle-income communities in our urban core, COVID-19 has highlighted how essential broadband service has become. The opportunity presented by the historic investments made in broadband deployment and adoption by the Infrastructure Investments and Jobs Act (IIJA) is of huge importance in achieving our shared goal of ending the digital divide once and for all and ensuring that every American—regardless of where they live or how much money they make—can benefit from the promise of the internet,” the industry letter stated.

The bipartisan IIJA includes the establishment of the Broadband Equity, Access, and Deployment Program (BEAD) at NTIA. The letter supports the \$42.5 billion allocation to BEAD and the commitment of federal policymakers to bringing all stakeholders together to make progress in deploying and upgrading broadband infrastructure across the country and acknowledging that broadband is essential to daily life and economic activity. “The creation of BEAD provides a historic opportunity to bring

the public and private sectors together with significant resources to achieve our shared goals,” the letter stated.

THE DIGITAL DIVIDE & RENTAL HOUSING

According to the letter, the digital divide is often discussed in a way where broadband service exists and where it does not. But the challenge is much more complicated. In urban or suburban low-income and workforce housing communities where broadband service exists, adoption can be impacted by a variety of considerations such as affordability of service or the quality and reliability of that service. “The Federal Communications Commission (FCC)’s Lifeline program and the FCC’s new Affordable Connectivity Program (ACP) attempts to address the affordability of service challenge. ACP funding, in particular, will be of great help in getting service to those who need it. But in all too many cases, low- and middle-income renters are faced with the choice of using limited funds, even with subsidies, to pay for broadband service that is slow, unreliable, and unable to support modern demands such as e-learning, remote work or video streaming,” the letter stated.

The letter said that significant investments and upgrades are needed to improve the reliability and quality of the broadband service at low-income and workforce rental properties of all types, including manufactured housing, housing cooperatives, and apartment communities. “The economics of financing those updates have continued to prevent meaningful improvements to the communications networks at low-income and workforce rental properties and exacerbated a different side of the digital divide. Housing owners and operators of affordable rental housing units are often small firms, hous-

ing cooperatives, nonprofits or individual owners operating with little-to-no profit margin and must provide essential services such as property maintenance, security, etc. Broadband providers, where they do exist in low-income communities, often do not invest capital on necessary maintenance or upgrades of existing infrastructure because the return on investment on such investments is not deemed to be economically viable. Other segments of the rental market also face a similar dynamic, where broadband providers have increasingly tried to shift the cost burden of building or maintaining networks to property owners, which in turn drives up operating costs and puts upward pressure on rents residents pay, even as housing shortages and affordability challenges grow across the nation,” stated the letter.

According to the letter, this results in inadequate and dated infrastructure, including aging copper wire installed decades ago that continues to be relied upon, although it cannot meet current and future needs.

“Over 75% of rental housing is in buildings with fewer than 20 units, with the majority of those being in very small properties. Broadly speaking, naturally occurring affordable housing, properties that accept Section 8 Housing Choice Vouchers or participate in other affordable housing programs are generally going to be a part of this housing stock. The nation’s rental housing stock is aging rapidly—in fact, the Joint Center for Housing Studies estimates that more than half of all rental units were built before 1980 and nearly a fifth built before 1950. Rehabilitation, including the modernization of their communications backbone, of these and other rental properties is key to affordability and preventing displacement in communities across the country,” stated the letter.

BEAD IMPLEMENTATION: IMPACT ON RENTAL HOUSING COMMUNITIES & RENTERS

The letter argues that improvements or modernization of existing broadband infrastructure in low-income and workforce housing communities will require significant financial resources that many low-income and workforce housing rental providers do not have. BEAD grants have the potential to meet a significant need at low-income rental housing communities while helping maintain a property's overall affordability, the letter stated.

"The establishment of BEAD to address the digital divide is historic and has the potential to provide broadband to the millions of Americans who lack access to reliable, affordable service. In conjunction with additional resources dedicated to broadband deployment at the state and local levels, as well as those provided by federal policymakers at the FCC, and the U.S. Department of Agriculture (USDA), BEAD can address our nation's need to overcome the digital divide," the letter stated.

The letter offered the following specific comments to questions posed by NTIA as it develops program rules and distributes funds to grantees. The answers below are excerpted from the industry letter.

1. What are the most important steps NTIA can take to ensure that the Bipartisan Infrastructure Law's broadband programs meet their goals with respect to access, adoption, affordability, digital equity, and digital inclusion?

As highlighted earlier, Congress rightly authorized multifamily properties to be eligible subgrantees under BEAD, and the industry partners encourage

NTIA to reassert this eligibility as a priority for grantees as a critical tool in bridging the digital divide. Too often, even when allowed under federal program rules, the rental housing sector is excluded from participation or allocated a very small portion of available funding when state or local grantees distribute federal grant dollars. Again, it is important for policymakers at all levels of government to acknowledge that the digital divide impacts both urban and rural America and significant resources should be dedicated to addressing the

Without broadband providers being able or willing to contribute to upgrading and modernizing a building's network, housing providers are left with little recourse and their residents without access to the promise of high-speed and reliable internet service.

problem in both regards.

18. The Bipartisan Infrastructure Law provides that BEAD funding can be used in a variety of specific ways, including the provision of service to unserved and underserved areas, connection of community anchor institutions, data collection, installation of service within multifamily residential buildings, and broadband adoption programs. The law also permits the assistant secretary to designate other eligible uses that facilitate the program's goals. What additional uses, if any, should NTIA deem eligible for BEAD funding?

By Congress authorizing grantees to make subgrants to multifamily properties, it established priority for properties with a substantial share of unserved households or properties that are in an area where the percentage of individuals with a household income at or below 150% of the Federal Poverty Line is higher than the national percentage.

The industry partners appreciate and support prioritizing BEAD funding in this fashion, given the significant need for broadband infrastructure investments in multifamily communities that typically house these populations.

As the assistant secretary considers designating additional eligible uses for BEAD funding, the industry partners encourage NTIA to expand eligibility to include a broader population of the rental housing stock and nation's renters. As discussed previously, broadband infrastructure challenges are significant across

the housing ecosystem and are especially acute in older, smaller, low-income, middle-income and workforce housing. Properties comprised of renters earning up to 80% of Area Median Income should also be granted eligibility under this funding. Too often, owners and operators of these types of properties are not able to find service providers who are willing to invest resources in installing, upgrading or maintaining broadband infrastructure given their inability to meet their own need return on investment targets, which leads to either limited-to-no broadband service options or limited internet speed. Similarly, like owners and operators of low-income housing, those operating middle-income, workforce or smaller housing properties of all types face the same economic challenges, which is why BEAD eligibility should be extended to them and their residents.

24. Affordability is a key objective

continued on page 12

of the Bipartisan Infrastructure Law's broadband programs. What factors should be considered in the deployment of BEAD funds to help drive affordability beyond the low-cost option?

As NTIA crafts implementation guidelines and provides much-needed technical assistance for BEAD grantees, the rental housing industry believes funding distributed at the state and local level must take into consideration the critical investment that is needed in infrastructure to ensure that affordable housing units are preserved and residents have the services they so desperately need.

The rental housing industry has long worked to provide its residents with access to technology and connectivity to support their needs. Varying market segments have done so, always guided by federal rules that govern how broadband providers and property owners can partner to deliver broadband service. In much of the market, the existing partnership model between property owners and broadband providers has facilitated competition and ultimately led to the deployment and operation of reliable, high-speed broadband networks at rental housing communities where renters receive faster speeds and higher service standards at a more affordable price than what is available in the broader community.

In some cases, often with access, affordability and reliability in mind, housing providers have partnered with broadband providers to provide bulk internet services to residents. This model offers significant consumer benefits to residents and is especially effective in getting broadband service to typically underserved populations in low-income, HUD-supported and senior housing. A typical bulk model allows for instant access to broadband service upon move-in, no need for credit checks or financial deposits, often comes

at a significantly reduced cost and provides better, more reliable service than if a resident were to secure service on their own. When this model is utilized, property owners also can negotiate with providers to ensure their residents are well served. As NTIA and grantees look to ensure affordability and access, grantees should be encouraged to allow the use of BEAD funds to deploy bulk internet service.

Lastly, to ensure this funding improves access and affordability, BEAD grantees should be prohibited from imposing regulations that, while often well-intended, could ultimately harm the goal of deploy-

In much of the market, the existing partnership model between property owners and broadband providers has facilitated competition and ultimately led to the deployment and operation of reliable, high-speed broadband networks at rental housing communities where renters receive faster speeds and higher service standards at a more affordable price than what is available in the broader community.

ment, competition, affordability and ultimately adoption of broadband services in low-income communities. Currently, federal telecommunications rules allow for marketing, cost-share, access, bulk billing and wiring agreements to guide the partnership between property owners and broadband providers.

Attempts by grantees to prohibit or limit such agreements would run counter to FCC regulation and be counter-productive, likely resulting in broadband providers opting not to serve the exact communities that are in desperate need of their investment and service, increased costs and reduced service quality for residents.

BEAD: THE NEED FOR TECHNOLOGY FLEXIBILITY

As NTIA crafts implementation guidelines and provides much-needed technical assistance for BEAD grantees, the rental housing industry believes funding distributed at the state and local level must allow for flexibility in several ways.

Flexibility is needed to navigate the significant architectural, design and engineering challenges of the nation's rental housing stock.

Grantees should be required to be technologically neutral in their program criteria. For example, in the rental housing context, given the age or size of some affordable housing stock in need of BEAD support, Wi-Fi technology may not be the best or most cost-effective solution to deploy at a property. In some instances, deploying fiber throughout a property or utilizing other technologies to ensure robust and seamless connectivity both

within residents' individual homes and throughout the community may be most effective. Conversely, a combination of technologies may be most appropriate and should be allowed and even encouraged by NTIA and administering grantees. Ensuring that BEAD allows for flexibility will ensure that whatever technology is deployed will provide reliable connectivity for years to come and support the continually changing needs of consumers and building systems.

Grantees should also be flexible in what eligible expenses are allowed under program rules. Installing or upgrading broadband infrastructure and wiring to enable high-quality and reliable broadband connectivity at rental communities can carry a wide range of expenses that should also be allowed. Examples of some common expenses include installation or expansion of wiring panels, Intermediate Distribution Frames, or aesthetic and other necessary repairs due to the installation or expansion of broadband infrastructure. **NN**

Congress Passes VAWA Reauthorization, Funding Bill

In early March, Congress passed an omnibus funding bill, including a \$1.5 trillion omnibus fiscal year (FY) 2022 funding bill, \$13.6 billion in aid to support Ukraine, and the Violence Against Women Act Reauthorization Act of 2022. President Joe Biden has signed the bill, which will fund the government through the end of September. Overall, the funding levels for both HUD and USDA are positive and maintain funding increases from FY 2022. The bill provides \$53.7 billion for HUD, a \$4 billion increase from last fiscal year. For USDA Rural Development, the bill provides some increases to preserve rural housing and support rental assistance. For more information about the funding bill, see the Washington Update on page 6.

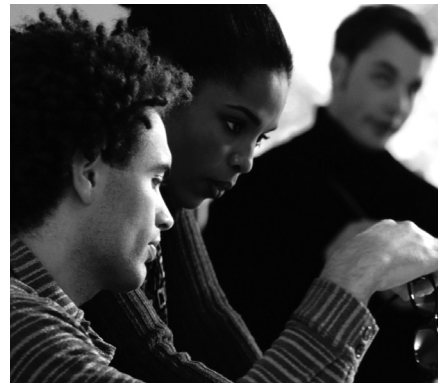
VAWA REAUTHORIZATION

According to the White House, President Biden signed into law the Violence Against Women Act (VAWA) Reauthorization Act of 2022, bipartisan legislation passed by Congress as part of the omnibus appropriations package on March 16.

The 2022 reauthorization of VAWA strengthens the landmark law, originally passed in 1994, including by:

- Reauthorizing all current VAWA grant programs until 2027 and, in many cases, increasing authorization levels.
- Expanding special criminal jurisdiction of tribal courts to cover non-Native perpetrators of sexual assault, child abuse, stalking, sex trafficking, and assaults on tribal law enforcement officers on tribal lands; and supporting the development of a pilot project to enhance access to safety for survivors in Alaska Native villages.
- Increasing services and support for survivors from underserved and marginalized communities—including for LGBTQ+ survivors of domestic violence, dating violence, sexual assault and stalking; funding survivor-centered, community-based restorative practice services; and increasing support for culturally specific services and services in rural communities.
- Establishing a federal civil cause of action for individuals whose intimate visual images are disclosed without their consent, allowing a victim to recover damages and legal fees; creating a new National Resource Center on Cybercrimes Against Individuals; and supporting state, tribal, and local government efforts to prevent and prosecute cybercrimes, including cyberstalking and the nonconsensual distribution of intimate images.
- Improving prevention and response to sexual violence, including through increased support for the Rape Prevention and Education Program and Sexual Assault Services Program; expansion of prevention education for students in institutions of higher education; and enactment of the Fairness for Rape Kit Backlog Survivors Act, which requires state victim compensation programs to allow sexual assault survivors to file for compensation without being unfairly penalized due to rape kit backlogs.
- Strengthening the application of evidence-based practices by law enforcement in responding to gender-based violence, including by promoting the use of trauma-informed, victim-centered training and improving homicide reduction initiatives.
- Improving the health care system's response to domestic violence and sexual assault, including through enhanced training for sexual assault forensic examiners.
- Updating the SMART Prevention Program and the CHOOSE Youth Program to reduce dating violence, help children who have been exposed to domestic violence, and engage men in preventing violence.
- Enacting the National Instant Criminal Background Check System Denial Notification Act to help state law enforcement investigate and prosecute cases against individuals legally prohibited from purchasing firearms who try to do so. **NN**

There's No Place Like NAHMA for the BEST in Training and Certification



Enhance your career and improve your work today with training and certification programs designed by NAHMA specifically for you.

- Attend a three-day course that earns you the coveted Certified Professional of Occupancy™ (CPO™) designation.
- Learn the compliance requirements set forth in the Fair Housing Act and Section 504 regulations.

Earn one of NAHMA's prestigious professional credentials:

- National Affordable Housing Professional™ (NAHP™)
- National Affordable Housing Professional-Executive™ (NAHP-e™)
- Specialist in Housing Credit Management™ (SHCM™)
- Certified Professional of Occupancy™ (CPO™)
- Fair Housing Compliance™ (FHC™)
- Blended Compliance Designations (BCD)
- National Accredited Housing Maintenance Technician™ (NAHMT™)
- National Accredited Housing Maintenance Supervisor™ (NAHMS™)
- Credential for Green Property Management™ (CGPM™)

For more information, visit www.NAHMA.org and click on Education.

NAHMA

HUD Releases Preliminary Findings on Homelessness Counts

HUD released its 2021 Annual Homeless Assessment Report Part 1 to Congress in February. The report found that more than 326,000 people experienced sheltered homelessness in the United States on a single night in 2021, a decrease of 8% from 2020.

According to HUD's press release, "sheltered homelessness" refers to people experiencing homelessness who were found in emergency shelters, transitional housing, or other temporary settings. In response to the COVID-19 pandemic, HUD waived the requirement for communities to conduct the count of unsheltered homelessness in 2021. In

January 2021, 138 communities, 36% of all communities, conducted full unsheltered counts. An additional 72 communities conducted a partial count, in which

total unsheltered counts were reported but not household or demographic characteristics. Therefore, the report only provides national estimates on sheltered homelessness and findings on unsheltered homelessness only from the communities that conducted unsheltered counts.

The press release said the report found that the number of sheltered people in families with children declined considerably between 2020 and 2021, while the number of sheltered individuals remained relatively flat. Between 2020 and 2021, the number of veterans experiencing sheltered homelessness decreased by 10%. On a single night in 2021, 15,763 people under the age of 25 experienced sheltered homelessness on their own as "unaccompanied youth." The number of sheltered individuals with chronic patterns of home-

lessness increased by 20% between 2020 and 2021.

The pandemic resulted in considerable changes to the practices of homeless service providers. To promote the safety of people staying in shelter programs, most emergency shelters reduced occupancy to respond to the Centers for Disease Control and Prevention recommendations on COVID-19 safety measures. In some cases, this reduced occupancy was reported through the Housing Inventory Count, but in other communities, it was not. Estimates of the number of people experiencing sheltered homelessness at a point in time in 2021 should be

thus do not reflect the full impacts of the COVID-19 pandemic on the prevalence of homelessness or the health and economic status of people experiencing homelessness, said the press release.

KEY FINDINGS

- On a single night in 2021, more than 326,000 people were experiencing sheltered homelessness in the U.S. Six in 10 were individuals—that is, people in households with only adults or in households with only children. Four in 10 were people in families with children.
- The number of people staying in sheltered locations decreased by 8%

According to HUD's press release, "sheltered homelessness" refers to people experiencing homelessness who were found in emergency shelters, transitional housing, or other temporary settings.

viewed with caution, as the number could be artificially depressed compared with non-pandemic times, reflecting reduced occupancy in some communities or safety concerns regarding staying in shelters, the press release said.

HUD releases the Annual Homeless Assessment Report to Congress in two parts, according to the press release. Part 1 provides Point-in-Time (PIT) estimates, offering a snapshot of homelessness on a single night. The one-night counts are conducted during the last 10 days of January each year, with extensions approved on a case-by-case basis. The PIT counts also provide an estimate of the number of people experiencing homelessness within particular homeless populations, such as individuals with chronic patterns of homelessness and veterans experiencing homelessness.

The PIT counts of homelessness and the housing inventory information are based on data from January 2021 and

between 2020 and 2021. While this continues a decline that began in 2015, the drop between 2020 and 2021 was steeper than those in recent years.

- The number of sheltered people in families with children declined considerably between 2020 and 2021, while the number of sheltered individuals remained relatively flat.
- Between 2020 and 2021, the reported inventory available for people experiencing homelessness remained relatively flat, but occupancy rates declined.
- The share of emergency shelter beds for people experiencing sheltered homelessness located in non-congregate settings increased by 134%.
- Between 2020 and 2021, the number of veterans experiencing sheltered homelessness decreased by 10%. This represents the largest one-year decline since 2015-2016.
- On a single night in 2021, 15,763 people under the age of 25 experienced



To read the report in its entirety, visit <https://www.huduser.gov/portal/datasets/ahar/2021-ahar-part-1-pit-estimates-of-homelessness-in-the-us.html>

sheltered homelessness on their own as unaccompanied youth. This represents a decline of 9% between 2020 and 2021. While decreases in sheltered homelessness among unaccompanied youth were experienced across nearly all demographic characteristics, a few groups did experience increases.

■ The number of sheltered individuals with chronic patterns of homelessness increased by 20% between 2020 and 2021.

OTHER ACTIONS

House Holds Hearing on Addressing Homelessness Challenges: In February, the House Financial Services Subcommittee on Housing, Community Development, and Insurance held a hearing,

Housing America: Addressing Challenges in Serving People Experiencing Homelessness. The subcommittee chairman, Rep. Emanuel Cleaver (D-MO), stated that the lack of housing resources across the nation is a barrier to solving homelessness and reiterated his support for President Joe Biden's Build Back Better Act that would provide \$150 billion toward housing and community development programs. Ranking member Rep. French Hill (R-AR) discussed assistance for homeless veterans and stated his opposition to having homeless service providers comply with the Housing First approach to receive HUD funding. Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing

homelessness with voluntary wrap-around services. Witnesses testified that homelessness has increased each year steadily since 2016 and that it disproportionately impacts people of color. Several witnesses testified that many homeless individuals have jobs but cannot afford housing because their wages are too low and rising rents. All witnesses urged the committee to increase funding for affordable housing and homeless service providers. Subcommittee members also discussed Housing Choice Vouchers, wages for homeless service providers, and affordable housing development. One subcommittee member, Rep. Ritchie Torres (D-NY), said, "The solution to homelessness is housing ... homelessness is a policy choice." **NN**

FIRE HAPPENS...

**AUTO-OUT® IS
THERE FOR YOU.**



**WWW.AUTO-OUT.COM
(817) 924-1370
SALES@AUTO-OUT.COM**



Habitational Risk Solutions

Professional Liability with Tax Credit Coverage

Innovative Professional Liability Coverage for Affordable Housing Markets

USI is pleased to offer a new professional liability coverage tailored for affordable housing markets. Our team understands the importance of tax credits for affordable housing management companies to operate successfully. Failure to comply with the Low-Income Housing Tax Credit (LIHTC) regulations can lead to recapture of previously given credits and ineligibility for future credits. Our newly developed coverage, placed through a preferred carrier, includes coverage for professional services related to the compliance with housing tax credit rules and regulations.

Policy Highlights

To meet the growing needs of affordable housing markets, our tax credit coverage includes:

- Coverage for professional services related to compliance with housing tax credit rules and regulation
- Up to \$5,000,000 General Aggregate limits
- Claims Made form to protect against retroactive tax credit loss exposures
- Broad definition of professional services covered including residential, commercial, retail, or industrial property management and construction management
- Coverage for ownership of properties in excess of 25%
- First Dollar Defense coverage
- Third Party Discrimination coverage
- Definition of employees includes Independent Contractors
- Expanded definition of claim to include: arbitration demand, administrative proceeding, and request to toll the statute of limitations



Proactive Risk Management Strategies

We provide proactive risk management strategies to:

- Management Companies
- Coastal Locations
- Affordable Housing
- Developers
- Senior Housing

The USI ONE Advantage®

To analyze our client's business issues and challenges, our property & casualty team leverages USI ONE®, an interactive platform that integrates proprietary and innovative client solutions, networked local resources and expertise, and enterprise-wide collaboration to deliver customized results with positive, bottom line impact.

How can we help?

For more information, please contact:

Trent Iliff | VP, National Habitational Practice
USI Insurance Services | www.usi.com
trent.iliff@usi.com | 312-848-3626

Honoring the Industry's Best

NAHMA members and guests gathered March 10 to honor the annual AHMA and Industry Awards winners as part of the NAHMA Biannual Top Issues in Affordable Housing Winter Conference in Washington, D.C. Gianna Richards, president, Solari Enterprises Inc., served as the master of ceremonies.

NAHMA INDUSTRY STATESMAN AWARD

The award is given to a NAHMA member either in or nearing retirement in recognition of many years of outstanding leadership and service to NAHMA and the affordable housing industry.



Pam Monroe, who retired as vice president of property management from National Church Residences in 2020, got her first taste of the industry as a part-timer at an apartment community while a senior at the University of Southern Alabama, where she went on to earn a Bachelor of Science in education. She said she wasn't cut out to be a teacher.

However, she found a way to feed her passion for education while serving in leadership positions on NAHMA's Education and Training Committee from 2015 to 2018 and NAHMA's Board of Directors from 2016 to 2018. She also served on the NAHMA Educational Foundation Board of Directors and as the international president of the Institute of Real Estate Management.

Monroe was equally passionate about providing high-quality care, services, and residential communities to all seniors. To that end, she advocated for the affordable housing industry, including higher funding for Section 202 Senior Housing and service coordinators, and championing the Low-Income Housing Tax Credit.

NAHMA PRESIDENT'S AWARD

This elite award is given each year to an individual or organization selected by NAHMA's president.



Few people are as deeply rooted in the affordable housing industry as **George Caruso**.

From his early days in undergraduate school, working in various capacities on multifamily properties in Michigan to serving as an executive for various management companies, it is fair to say he has seen or done it all

in housing management.

Caruso is one of the early leaders of NAHMA, serving as its

executive director in the mid-90s, and he has been crucial to the organization's success. He has a vast knowledge of the affordable housing industry, which he has shared through his work in management companies as a trainer, author, and adviser to numerous industry groups. Caruso has written extensively for industry publications during his career.

His vast experience and accomplishments in management pale in comparison to his immense knowledge, deep commitment and uncanny understanding of the multifamily affordable housing industry, with its multitude of programs and volumes of onerous rules and regulations.

Not only can Caruso understand the details of our industry, but he is quick to share his knowledge with others.

NAHMA INDUSTRY PARTNER AWARD

The Industry Partner Award is given to a government agency, non-profit, business or other partner that has made a significant contribution to the cause of affordable housing in the previous year.



Jennifer Schwartz is the director of tax and housing advocacy at the National Council of State Housing Agencies and has been a critical industry partner for NAHMA and its members. She is a fierce advocate and champion for the Low-Income Housing Tax Credit. As co-chair of the ACTION Campaign, she routinely works with industry partners

to advance policies to expand and improve LIHTC. In addition, Schwartz has also been an essential voice and leader for implementing the Emergency Rental Assistance program. Over the past year, she has been generous with her time and willingness to engage with NAHMA's staff and members during industry meetings and biannual conferences. She leads NCSHA's multifamily and tax policy team and oversees the organization's federal legislative advocacy efforts, focusing on LIHTC and private tax-exempt activity Housing Bonds.

continued on page 18

NAHMA INDUSTRY ACHIEVEMENT AWARD

The Industry Achievement Award is given to a NAHMA member who has exhibited significant or noteworthy leadership in recent activities.

There were four honorees.



Steve Gladman has nearly four decades of knowledge, from state legislative and congressional experience to chief executive officer expertise. His knowhow in housing and affordable housing began with his role as executive director of the Columbus Apartment Association in 1989 and MAHMA in 1997. Gladman developed a strong advocacy program spanning the local through federal levels and testified before Congress, the Ohio legislature, and city hall more times than can be counted.

He worked quietly behind the scenes as a tireless advocate for housing. As a result of his efforts, there is no mandatory inspection fee, no building permit requirement for routine maintenance, no trash collection fee, all proposed and defeated. While leading the CAA and MAHMA, Gladman received numerous accolades for each association at the national level, including AHMA of the Year, Innovation and Membership Recruitment awards from NAHMA.



Daria Jakubowski began her association management career in the 1990s after moving to Washington, D.C. In 1997, she joined NAHMA, managing the education/training and certification programs. She briefly left to work in the multifamily division at the National Association of Home Builders before returning to NAHMA in 2001 as deputy director.

Jakubowski was approached by SAHMA leadership in 2004 to fill their executive director vacancy and stayed there until she retired in December 2021. At SAHMA, she oversaw the daily operations, supported the mission, and helped advance the association's strategic plan. Jakubowski served on NAHMA's Educational Foundation Board of Directors from 2016 to 2021. Upon her retirement, she said she was proud of the growth, and changes SAHMA has experienced during her tenure and that she was confident that SAHMA is poised to continue to do great things.

Alice Fletcher and **Karin McGrath Dunn** are being recognized for their commitment of time, energy and leadership as chair and vice chair, respectively, of the NAHMA Educational Foundation Board of Directors. Fletcher, who joined the board in 2016 and will continue to serve as one of the foundation's directors, served as its chair from 2019 to 2021. McGrath Dunn held the vice chair position from



2019 to 2021 after joining the board in 2016. Under their leadership, the foundation assigned directors to subcommittees, thereby increasing the board's productivity, and adopted the use of the online platform Give Smart, which streamlined the donation process. In the 2020 pandemic year, the foundation pivoted to a virtual fundraising gala and raised more money than any other period under their leadership. Fletcher and McGrath Dunn significantly increased the foundation's ability to provide deserving residents living in affordable housing with meaningful scholarships to advance their educational goals.

AHMA OF THE YEAR AWARD

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

There were three winners this year.



For large AHMAs, the winner was **SAHMA**.

SAHMA, which covers eight southeastern states and the Caribbean, evaluated and reimagined many of its in-person events due to the pandemic, but most member services continued uninterrupted. It continues to concentrate on providing a diverse and extensive catalog of member services. Additionally, the association established some creative partnerships that offer SAHMA members some wonderful opportunities.



For medium AHMAs, the winner was **AHMA of Washington**.

AHMA of Washington's many accomplishments over the past year include increasing membership, increasing the number of trainings as well as the number of attendees at the activities, holding a successful virtual conference,

strengthening its financial position, and absorbing the Affordable Rural Housing Council.

For small AHMAs, the winner was **JAHMA**.



JAHMA, which serves the entire state of New Jersey, successfully implemented a restructuring of its membership tiers, held an in-person fundraiser for the JAHMA Foundation and a creative in-person annual conference, and hosted virtual member town halls and NAHMA credential courses throughout the year.

AHMA COMMUNITIES OF QUALITY AWARDS

This award honors AHMAs with superior numbers of Communities of Quality (COQ) properties and active COQ recruitment and recognition programs.

There was one winner this year.

SAHMA's members have a combined 601 properties that have



earned the national COQ recognition and 10 member companies that have received the corporate designation. The association advertises the program through social media posts, marketing, and at state conferences and its Leadership Conference. It recognizes the properties at each state conference by devoting a page in the on-site agenda to the COQ program. It also provides specially designed ribbons for participants to wear at conferences.

AHMA INNOVATION AWARD

This award is given in recognition, by AHMA size, of a new program, service or activity that an AHMA began sometime in late 2020 or in 2021.

There are several winners this year.

The winner in the large category was **SAHMA**.

SAHMA canceled all in-person conferences and education for the first half of 2021 due to the pandemic. With safety and quality education in mind, the SAHMA board decided to hold the Southeast Virtual Conference for Affordable Housing and Virtual Maintenance Workshop in addition to continuing to offer live and on-demand webinars, four-hour



Zoom classrooms and virtual certifications.

The winner in the small category was **JAHMA**.

JAHMA moved forward with an in-

person Spring Maintenance Event but incorporated technology to allow government speakers to present virtually. All concurrent sessions were recorded and made available to registered attendees through a password-protected platform. JAHMA also integrated an event app that allowed attendees to receive reminders and updates, share photos taken at the event, and connect with other attendees.



The final Innovation Award went to a trio of AHMAs: **AHMA of East Texas, AHMA of Washington and Rocky AHMA**.

The three AHMAs created a training coalition and partnership trainings. The collaboration has resulted in increased attendance,

revenue and AHMA member opportunities for training. The partnership was divided into two categories: calendar sharing, through which each of the three AHMAs can advertise any of the scheduled trainings on another AHMA's calendar; and revenue sharing, through which the hosting AHMA calculates the per-person profit after all expenses and shares 50/50 with the other AHMAs based on the member attendance from that AHMA.



NAHMA COMMUNITIES OF QUALITY AWARD

This award is given annually to a NAHMA member who has the most newly listed properties in the NAHMA COQ National Recognition Program—based on data maintained by NAHMA staff.

The award for the most new COQ communities in the past year goes to **SPM LLC**, headquartered in Birmingham, Ala.



NAHMA Members Gather After Two-Year Hiatus

THE FIRST IN-PERSON NAHMA BIENNIAL TOP ISSUES IN AFFORDABLE Housing winter conference in two years drew 165 members and affordable housing insiders March 9-11. The multiday event featured panels focused on the top issues facing affordable housing, a Communities of Quality Awards celebration and winners panel, and the Industry and AHMA Awards ceremony.

The association's next event is the Biennial Top Issues in Affordable Housing Fall Conference, Oct. 26-28, in Washington, D.C. **NN**



A Special Thank You to Meeting & Event Sponsors

PLATINUM

HD Supply Multifamily Solutions
OMNIA Partners, Multifamily Housing
USI

GOLD

Allergy Technologies
ResMan

SILVER

HAI Group

BRONZE

Dauby O'Connor & Zaleski LLC

COQ AWARDS PROGRAM

JOINT SPONSORS

HD Supply Multifamily Solutions
Mohawk Industries

Special Congratulations to COQ Corporate Partners

To be recognized as a COQ Corporate Partner, a management company must have at least half of its affordable multifamily portfolio earn National COQ Recognition. Current COQ Corporate Partner companies are:

- Aimco
- American Apartment Management Company Inc.
- Barkan Management
- Community Realty Management
- CSI Support and Development Services
- First Realty Management
- Housing Management Resources Inc.*
- HumanGood (formerly Beacon Communities/ABHOW)
- Jewish Community Housing for the Elderly
- Mansermar Inc.
- Metropolitan Associates
- Napa Valley Community Housing
- Peabody Properties Inc.
- PRD Management*
- Southern Development Management Company Inc.
- Spear Management
- TESCO
- The Community Builders Inc.
- The Schochet Companies
- Walton Community Services
- Wesley Living (formerly Wesley Housing Corporation of Memphis Inc.)*
- Westminster Company
- WinnResidential

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



Advancing Affordable Housing

We put our accounting, tax, and consulting expertise squarely behind those who create more equitable communities, nationwide.

DOZLLC.COM



OUR INSURANCE ISN'T FOR EVERYONE

(THAT'S WHAT MAKES IT SO GOOD.)

Get a quote!

Contact Ken Merrifield today at 800-873-0242, x 291 or at kmerrifield@housingcenter.com.

www.housingcenter.com

RAD. MTW. LIHTC. PBV. PBRA.
Don't you wish your insurance carrier spoke your language? HAI Group does. That's because we create insurance programs exclusively for the public and affordable housing industry.

Rated "A" by AM Best

Complementary housing-focused risk control services

Trusted by more than 1,800 housing providers nationwide

LIHTC coverage

More! (Visit us online at housingcenter.com)



HAI Group is a marketing name used to refer to insurers, a producer, and related service providers affiliated through a common mission, management, and governance. Property-casualty insurance and related services are written or provided by Housing Authority Property Insurance, A Mutual Company; Housing Enterprise Insurance Company, Inc.; Housing Specialty Insurance Company, Inc.; Innovative Housing Insurance Company, Inc.; Housing Investment Group, Inc.; and Housing Insurance Services, Inc. (DBA Housing Insurance Agency Services, Inc. in NY and MI). Members of HAI Group provide commercial property and casualty insurance to affordable housing organizations, public housing authorities, and related entities. Not all products are available in all states. Coverage is subject to the terms of the policies actually issued. A risk retention group or surplus lines insurer may provide certain coverages. Risk retention groups and surplus lines insurers do not participate in state guaranty funds, and insureds are therefore not protected by such funds if insured by such entities. For a complete list of companies in the HAI Group family, visit www.housingcenter.com.

GAO Recommends Oversight Of ERA Program

In January, the Government Accountability Office (GAO) issued a report, *COVID-19: Significant Improvements Are Needed for Overseeing Relief Funds and Leading Responses to Public Health Emergencies*.

The report provides key updates on the federal government's pandemic response. In it, the GAO makes five new recommendations to improve the integrity and effectiveness of the federal response. In addition, the report designates the Department of Health and Human Services' leadership and coordination of a range of public health emergencies as high risk, in order for it to receive sustained attention from the executive branch and Congress.

According to the report's executive summary, in prior CARES Act and other targeted COVID-19-related GAO reports, the GAO made 246 recommendations to federal agencies, which have addressed or partially addressed 94 (38%).

EMERGENCY RENTAL ASSISTANCE

According to the report's summary, Treasury was appropriated a total of \$46.55 billion for Emergency Rental Assistance (ERA) programs to assist, through grants to specified grantees, to eligible renter households that are unable to pay rent, utilities, or other expenses due, directly or indirectly, to the COVID-19 pandemic. As of Nov. 30, 2021, Treasury had disbursed \$37.68 billion of these ERA funds to grantees, such as states, local governments, and tribal governments, who had expended about \$17 billion in payments to landlords, renter households, and utility providers, including related administrative costs.



To read the report in its entirety, visit <https://files.gao.gov/reports/GAO-22-105291/index.html>

The summary continued that Treasury has not yet designed processes to identify and recover ERA overpayments made by grantees, such as post-payment reviews or recovery audits. The department is designing processes to gather data about recipients and overcome challenges in data access and data gathering and plans to implement a recovery audit process. However, Treasury has not yet designed a post-payment review process to validate ERA eligibility claims and payments made by grantees. Post-payment reviews can verify, for example, that households were eligible to receive ERA funds and that grantees made ERA payments in the correct amount. In addition, under the Payment Integrity Information Act of 2019, programs and activities that expend \$1 million or more in a fiscal year are required to perform recovery audits—control processes designed to identify and recapture overpayments—if conducting such audits is cost-effective. Without a process for conducting effective post-payment reviews or recovery audits for the ERA programs, Treasury's ability to consistently identify and recover overpayments made by grantees—including those resulting from potential fraud—may be delayed or impossible.

The GAO recommends that the Treasury secretary design and implement processes, such as post-payment reviews or recovery audits, to help ensure timely identification and recovery of overpayments made by grantees to households, landlords, or utility providers in the ERA programs. According to the summary, Treasury agreed with this recommendation and stated that it is working to establish post-payment reviews and recovery audit activities, among other actions.

In addition, the Single Audit Act establishes requirements for audits of states, local governments, and other

non-federal entities that receive funding from federal awards (e.g., grants) when their expenditure of such assistance meets a certain dollar threshold. Single audits help federal agencies such as Treasury identify deficiencies in grantees' compliance with applicable laws, regulations, contracts, or grant agreements and grantees' financial management and internal controls.

The Office of Management and Budget (OMB) develops government-wide guidance on performing audits to comply with the act. OMB's guidance includes issuing an annual Compliance Supplement that identifies the compliance requirements that could have a direct and material effect on major programs. Auditors who conduct single audits follow the guidance in the annual Compliance Supplement and agency guidance specific to their programs. In its 2021 Compliance Supplement, OMB listed the ERA programs as "higher risk" programs; therefore, auditors are likely to consider major programs that must be audited as part of the single audit process. However, the 2021 Compliance Supplement did not include guidance for auditing grantee compliance with ERA. Without this guidance, auditors may not consistently and effectively identify deficiencies in grantees' compliance with the requirements of the ERA programs, limiting Treasury's ability to identify and mitigate risks, including risks to payment integrity.

The GAO is recommending that the director of OMB, in consultation with the secretary of the Treasury, issue guidance now or in the near future on the ERA programs in OMB's Compliance Supplement for single audits to help ensure that auditors consistently and timely identify deficiencies in grantees' compliance with programs' requirements. OMB neither agreed nor disagreed with this recommendation. **NN**

HUD Highlights 2021 Achievements

In January, the Department of Housing and Urban Development (HUD) released a list of its top accomplishments in 2021, highlighting actions it took in pursuit of its mission to create strong, sustainable, inclusive communities and quality affordable homes.

■ **Launched a Whole-of-Government Effort to Ensure All Americans Are Treated Fairly in the Home Appraisals Process.** On June 1, President Joe Biden tasked HUD Secretary Marcia Fudge with leading a first-of-its-kind interagency initiative to address inequity in-home appraisals and help families of color build wealth.

In partnership with Ambassador Susan Rice and the Domestic Policy Council, HUD created the Property Appraisal and Valuation Equity Task Force, bringing together federal agencies to identify and utilize all levers to root out discrimination in the home appraisal process. The report to the president will document the scope of the problem and provide detailed, actionable agency commitments.

■ **Launched All-Hands-on-Deck Effort to Address Homelessness Crisis.** On Sept. 20, Secretary Fudge launched House America, a national partnership with other administration officials, mayors, county officials, governors, and tribal nation leaders. The plan works with those leaders to use American Rescue Plan (ARP) resources to re-house at least 100,000 people experiencing homelessness and add at least 20,000 new affordable and permanent supportive housing units to address homelessness into the development pipeline by the end of 2022.

■ **Prevented Evictions and Foreclosures.** HUD helped prevent the eviction of HUD-assisted households and stabilize families struggling because of the COVID-19 pandemic by deploying the historic funding made available under the Consolidated Appropriations Act and ARP to help keep families stably housed. HUD worked closely with the White House and the Treasury Department to inform Emergency Rental Assistance Program policy guidance and lift up best practices. HUD helped homeowners behind on their mortgages stay in their homes by extending mortgage forbearance. As borrowers leave forbearance,

On June 1, President Joe Biden tasked HUD Secretary Marcia Fudge with leading a first-of-its-kind interagency initiative to address inequity in-home appraisals and help families of color build wealth.

HUD worked with Treasury to integrate the Homeowner Assistance Fund with new policies released by the Federal Housing Administration (FHA) to help struggling homeowners keep their homes. As a result, evictions and foreclosures were well below historical averages.

■ **Stood Up a New \$5 Billion HOME-ARP Program to Assist Some of The Country's Most Vulnerable Populations.** The Office of Community Planning and Development has made funding available to 651 state and local governments, which will be used to reduce homelessness and increase housing stability by providing financing for rental housing development, acquisition and development of non-congregate shelters, tenant-based rental assistance, and support-

ive services. HUD released a portion of grantee administrative funds at the outset of the program to better support the planning activities that lead to effective use of grant funding.

■ **Provided Emergency Housing Vouchers.** As part of ARP, HUD provided 70,000 housing choice vouchers to local Public Housing Authorities (PHAs). These vouchers assist individuals and families who are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, are formerly incarcerated, or were recently

homeless or have a high risk of housing instability. HUD requires PHAs to partner with local Continuums of Care to ensure eligible households are referred to this voucher program.

■ **Removed Barriers to Homeownership for Those with Student Loan Debt.** FHA updated its policy on student loan monthly payment calculations to remove barriers and provide more access to affordable single-family FHA-insured mortgage financing for creditworthy individuals with student loan debt, which has a disproportionate impact on communities of color. The updates removed the previous requirement that lenders calculate a borrower's student loan monthly payment of 1% of the outstanding student loan balance for student loans that are

continued on page 24

not fully amortizing. The new policy bases the monthly payment on the actual student loan payment, more closely aligning FHA policies with industry standards.

■ **Set the Stage for Increased Fair Housing and Lending Enforcement and Access.** HUD signed a memorandum of understanding with the Federal Housing Finance Agency (FHFA) to collaborate on fair housing and fair lending enforcement and oversight engagement with the FHFA-regulated

approximately 20,000 affordable rental homes will be created or preserved through the program through 2027. HUD also made more single-family homes available to individuals, families, and nonprofit organizations by prioritizing homeownership and limiting sales to large investors of certain FHA-insured and HUD-owned properties. Finally, HUD released new research on actions that state and local governments can take to increase their housing supply. It is also developing a Housing Supply Toolkit filled with easy-to-implement

historically strong Mutual Mortgage Insurance Fund Report showing that, in addition to its emphasis on delivering relief options to homeowners financially impacted by the COVID-19 pandemic, FHA continued to deliver on its mission of enabling homeownership for first-time and low- and moderate-income, and households of color. The fund remains well-positioned to withstand future economic events and endure the outcomes from the pandemic-induced delinquencies that remain in forbearance or are seriously

delinquent. The percentage of first-time homebuyers using FHA insurance reached a new high, and the share of mortgages insured by FHA to minority borrowers reached almost 42% of all FHA

HUD restarted its Housing Finance Agency (HFA) risk-sharing program with Treasury's Federal Financing Bank on Sept. 1 to develop more affordable rental homes.

entities, including Fannie Mae, Freddie Mac, and the Federal Home Loan Banks. The comprehensive effort will ensure deeper collaboration on fair housing investigations and enable data sharing to help strengthen and affirmatively further fair housing for the mortgage industry. In addition, HUD published a legal memorandum that specific Special Purpose Credit Programs that are lawful under the Equal Credit Opportunity Act generally are not barred by the Fair Housing Act, allowing their use by lenders to expand access to credit in underserved communities.

■ **Took Action to Increase Housing Supply and Access to Affordable Housing.** HUD restarted its Housing Finance Agency (HFA) risk-sharing program with Treasury's Federal Financing Bank on Sept. 1 to develop more affordable rental homes. The program allows HFAs to obtain FHA insurance on multifamily mortgages they underwrite, with HUD and the HFA sharing the risk of any potential loss. FHA anticipates that approxi-

strategies for grantees to deploy HUD resources to address supply and affordability challenges the pandemic has deepened.

■ **Restored the Affirmatively Furthering Fair Housing (AFFH) Requirement.** The department published an interim final rule (IFR) that went into effect on July 31 to restore the implementation of the Fair Housing Act's AFFH requirement. Under the restored AFFH regulatory definition in the IFR, HUD funding recipients must regularly certify compliance with the Fair Housing Act's AFFH requirement and commit to taking steps to remedy their fair housing issues in making such certifications. The IFR helps HUD, 3,747 public housing authorities, and 1,200 state and local government grantees in the Community Development Block Grant, HOME, and Housing Opportunities for Persons with AIDS programs fulfill their AFFH obligations under the Fair Housing Act.

■ **Strengthened Mutual Mortgage Insurance Fund.** HUD announced a

forward mortgage insurance endorsements. FHA served double the percentage of Black and Hispanic borrowers compared to those served through mortgage originations by the rest of the housing market this past fiscal year.

■ **Protected the LGBTQ+ Community from Housing Discrimination.** On Feb. 11, HUD announced that it would interpret the Fair Housing Act to bar discrimination based on sexual orientation and gender identity, consistent with President Biden's executive order 13988 and the Supreme Court's ruling in *Bostock v. Clayton County*. This decision has expanded the protections of the Fair Housing Act to a community that has historically been subject to discrimination.

■ **Provided Housing Assistance and Supportive Services for Native Americans.** The American Rescue Plan provides \$750 million for assistance for Native Americans and Native Hawaiians, helping reduce housing-related health risks during the pandemic. **NN**

Year-End Financial Reports Due to RD

USDA Rural Development Multifamily Housing issued a reminder in January that it requires each borrower to submit annual financial reports to ensure the project is in sound financial condition and is complying with the program financial management requirements.

According to the Rural Development notice, complete year-end report documents are due no later than 90 days following the close of the project fiscal year; except the audit report for nonprofit organizations, which must be submitted 30 days after receipt of the auditor's report or nine months after the end of the audit period, whichever occurs first.

Borrowers should refer to Handbook 2-3560 (HB 2), Chapter 4, Section 5 and 7 CFR 3560.308 for guidance on annual financial reporting requirements. All reports must be completed utilizing the accrual method of accounting.

All annual financial reports include the following items:

1. Form RD 3560-7 and Form RD 3560-10 completed per the Forms Manual Insert or instructions. These forms must be submitted through the Management Interactive Network Connection for projects with eight units or more.
2. Attachment 4-F, "Performance Standards Borrower Self-Certification Letter," including the status of ownership.
3. Any project audits independently obtained by the borrower must be submitted to the agency.
4. Written narrative submitted to address any findings or weaknesses, if noted on the current audit report and or deficiencies noted on Attachment 4-E.

5. Any additional documentation or comments that may assist the agency in its review of the year-end reports, which could include a detailed list of expenses or income noted as "other" or "miscellaneous," if not detailed on Form RD 3560-7 comments.

In addition to the above, the following audit reports are required:

For-profit or limited profit borrowers receiving \$500,000 or more in combined federal financial assistance must submit an independent auditor's report performed by a Certified Public Accountant (CPA). Borrowers will utilize HUD's Office of Inspector General's Consolidated Audit Guide in developing the audit. The audit will not utilize HUD's Chart of Accounts, nor will the report require the CPA to review any tenant files.

Nonprofit organizations, state and local governments, and Native tribes receiving \$750,000 or more in combined federal financial assistance must submit a single audit report in accordance with 2 CFR 200, Part F, and the Office of Management and Budget's Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards.

The auditor reports depend on the combined federal financial assistance received by a borrower entity (tax identification number). HB 2, Attachment 4-G is available to assist with determining the borrower's combined federal financial assistance threshold.

Any questions should be addressed to the servicing specialist assigned to the project. A listing of assigned servicing specialists can be found on the USDA Rural Development website at MFH Property Assignments by Region. **NN**



Three Great Books!

Green Housing: A Practical Guide to Green Real Estate Management

A great primer—it covers all the basic concepts for creating a green operation and maintenance plan. Perfect for owners, developers or managers who want to go green. **\$35 per copy plus \$5 shipping and handling.**

A Practical Guide to Tax Credit Housing Management

This study guide for the Specialist in Housing Credit Management (SHCM) certification program covers key concepts in the Low Income Housing Tax Credit program and is a must for every tax credit property manager! **\$25 for members; \$30 for nonmembers.** (Add \$5 shipping per copy.)

Understanding Insurance and Risk Management

This user-friendly publication is an informative yet easy-to-read primer for front-line property management staff. Includes many practical checklists, sample policies and forms. Every property manager should have a copy! **\$35 for members; \$40 for nonmembers.**



Order at www.nahma.org/store or call Rajni Agarwal at 703.683.8630, ext.115. Quantity discounts available.

NAHMA

Realize Your Leadership Potential

NAHMA, in cooperation with Brenda Harrington, founder of Adaptive Leadership Strategies LLC, is offering a fully virtual program that combines small group learning with one-to-one coaching called NAHMA Emerging Leaders Learning Series (NELLS), beginning Aug. 4. It is designed to accelerate professional growth for the next generation of leaders in the affordable housing industry. Register for the program through the NAHMA Online Store at nahma.org; space is limited.

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

The program is limited to a maximum of 15 participants and the deadline to register is July 6.

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

In addition to three group sessions, each participant will have two one-on-one coaching sessions to tailor program content to his/her specific require-

ments. All sessions are conducted using the Zoom videoconferencing platform. Zoom software is free of charge to participants and is activated with a simple and quick download.

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

Each NELLS group session will address a leadership-related topic rele-

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

vant to day-to-day business and operational challenges.

The orientation and first session are Thursday, Aug. 4, from 2-4:15 p.m. Eastern. Session two takes place Thursday, Aug. 25, 2-3:30 p.m. Eastern, and the final session is Thursday, Sept. 15, 2-3:30 p.m. Eastern. The two 60-minute one-to-one coaching sessions will be scheduled individually with participants.

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

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

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

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

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

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

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

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



Register for the program through the NAHMA Online Store at nahma.org; space is limited.

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

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

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

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

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

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

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

Scholarship Application Deadline Is May 12

The NAHMA Educational Foundation released the 2022 scholarship application on Jan. 31, 2022, with a deadline date for submitting completed applications of 10 p.m. Eastern time on May 12, 2022. Plenty of time remains for your resident/students to apply before the deadline. The application can be found at <https://nahma.communityforce.com> and must be filed online. Only completed applications will be considered. The components required to be submitted include the application form, an essay, a Certificate of Residency in Good Standing, an official grade transcript and one reference. Historically, more than one reference has been required; however, only a single reference is needed this year. All necessary forms are within the software; hence, no hard copies of most of the forms are required. The official grade transcript is the only required component submitted in hard copy via U.S. mail—the mailing address is included in the application information section. In each of the last five years, more than 75% of individuals submitting a completed application received a scholarship, and in 2021 all residents submitting a completed application received a scholarship. Further, each individual scholarship in 2021 was worth \$3,500.

In each of the last five years, more than 75% of individuals submitting a completed application received a scholarship, and in 2021 all residents submitting a completed application received a scholarship. Further, each individual scholarship in 2021 was worth \$3,500.

“As a result of the NAHMA Educational Foundation’s commitment to provide impactful financial assistance to resident/students since the scholarship program’s inaugural year in 2007, more than 625 residents at member apartment communities have received in excess of \$2,260,000 in scholarships. Again this year, each recipient of a NAHMA scholarship will receive \$3,500 as they continue their post-secondary education. The foundation is proud of this tradition of giving and encourages you to make your residents aware of this terrific program,” said Alicia Stoermer Clark, NAHMA Educational Foundation chairperson at the NAHMA March meeting.

Residents must be matriculated students at a community college, college, university, or trade/technical school. High school seniors may apply and then verify their acceptance at one of the aforementioned institutions. They must also be a resident in good standing at an AHMA/NAHMA member multifamily community.

Anyone seeking additional information regarding the scholarship program can contact Dr. Bruce W. Johnson, NAHMA scholarship program administrator, at bjohnson@tmo.com. Again, the deadline for completed applications is 10 p.m. Eastern on May 12th. Please alert your residents today! **NN**

NAHMA Makes It Easy For Next Generation to Join

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

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

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

companies with less than 6,000 units and two executive memberships receive one free associate membership.

The free associate memberships provide an opportunity for management companies to enroll the next generation of leaders in their company in NAHMA. The association believes the up-and-comers would benefit significantly from a NAHMA membership through such opportunities as leadership development, networking, committee participation, etc.

With an associate membership, these future leaders would have access to a range of mentors in NAHMA's executive members, who have vast industry knowledge and diverse real-world experience.

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

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

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

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

To learn more about NAHMA membership opportunities or to take advantage of the BSGS program, contact Brenda Moser, director of membership and meetings, by calling 703-683-8630, ext. 114, or emailing brenda.moser@nahma.org. **NN**

Nominate Your Community for the Vanguard Awards

THE DEADLINE FOR NOMINATING A PROPERTY for one of NAHMA's 2022 Affordable Housing Vanguard Awards is June 3. The application can be downloaded from the Vanguard Award webpage, www.nahma.org/awards-contests/vanguard-award.

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

"The Vanguard Award complements NAHMA's Communities of Quality (COQ) National Recognition Program, through which multifamily properties are certified as having achieved a high standard of excellence in the way they are managed, the services they provide residents, the experience and training of personnel, and other criteria," said Kris Cook, CAE, executive director of NAHMA. "The Vanguard Award was created to honor communities that are too new to meet the qualifications for the COQ program. As the properties mature, they will become eligible—and will be encouraged—to enter NAHMA's COQ National Recognition Program."

The Vanguard Award Categories include: New Construction, two subcategories: more than 100 units and under 100 units; Major Rehabilitation of an Existing Rental Housing Community; Major Rehabilitation of a Nonhousing Structure into Affordable Rental Housing; and Major Rehabilitation of a Historic Structure into Affordable Rental Housing.

Who May Apply: Affordable multifamily housing communities less than 3 years old—as of June 3, 2022—may apply based on the date of completing new construction or major rehab completion. Please note: A management company can submit one entry for each of the four categories; however, each entry must be a different property.

Where and When to Apply: Applications and information about entry fees, judging criteria, the benefits of winning an award, and more is on NAHMA's website at nahma.org. Click on Vanguard Award Overview.

The Awards Ceremony: The Affordable Housing Vanguard Awards winners will be recognized at an awards ceremony at the NAHMA fall meeting in Washington, D.C., Oct. 26-28.

REGULATORY WRAP-UP

TO READ THE NOTICES below in their entirety, visit the issuing agency's webpage under the Agencies tab at [nahma.org](https://www.nahma.org). For all updates related to the COVID-19 coronavirus, visit the Coronavirus Information and Resources webpage at <https://www.nahma.org/coronavirus-information-and-resources/>.

HUD NEWS

HUD'S OFFICE OF MULTIFAMILY HOUSING ISSUED A MEMORANDUM, https://www.hud.gov/sites/dfiles/Housing/documents/NSS_Memo.pdf, that withdraws HUD's "Clarification on Valuation of Non-Shelter Services" memo dated Nov. 15, 2021. HUD expects to more fully address the issues that led to the release of this memo and questions and concerns arising from the memo in upcoming draft revisions to Chapter 9 of the Section 8 Renewal Policy Guidebook. The revisions will be available for public review and comment before taking effect.

HUD'S OFFICE OF MULTIFAMILY HOUSING HAS PUBLISHED THE ANNUAL BASE CITY HIGH-COST PERCENTAGES and High-Cost Areas and the Per Unit Substantial Rehabilitation Threshold for 2022. Read the Mortgagee Letter, [https://www.hud.gov/sites/dfiles/OCHCO/](https://www.hud.gov/sites/dfiles/OCHCO/documents/2022-05hsgml.pdf)

[documents/2022-05hsgml.pdf](https://www.hud.gov/sites/dfiles/OCHCO/documents/2022-02hsgn.pdf), and the Housing Notice, <https://www.hud.gov/sites/dfiles/OCHCO/documents/2022-02hsgn.pdf>.

HUD'S OFFICE OF MULTIFAMILY HOUSING HAS ISSUED COVID-19 SUPPLEMENTAL PAYMENTS totaling more than \$20 million to the owners/agents with Section 8 Project-Based rental assistance and Section 202 contracts who applied for the fourth round of this CARES Act funding this past fall. The latest round gave owners increased flexibility when using these funds to combat COVID-19, including eligible expenses for limited types of capital investments, such as Broadband Wi-Fi infrastructure.

THE OFFICE OF MULTIFAMILY HOUSING HAS DEVELOPED A FLYER, [https://www.nahma.org/wp-content/uploads/2022/03/Rising-Utility-Costs-and-Impact-on-Residents-of-MFH-Pro-](https://www.nahma.org/wp-content/uploads/2022/03/Rising-Utility-Costs-and-Impact-on-Residents-of-MFH-Programs.pdf)

[grams.pdf](https://www.nahma.org/wp-content/uploads/2022/03/Rising-Utility-Costs-and-Impact-on-Residents-of-MFH-Programs.pdf), that includes helpful resources for owners and agents to maintain compliance with HUD's utility allowance calculation requirements and to improve energy efficiency at Multifamily properties. For more information, contact your local HUD office or contract administrator with questions about utility allowances.

ADMINISTRATION NEWS

President Joe Biden announced his plan to address the country's mental health needs during the State of the Union. The president's proposal includes providing funding to encourage more Americans to enter behavioral health professions and alleviate a shortage of such providers through loans and scholarships. More broadly, it focuses policymakers on ways to improve and prioritize mental health care. Specifically, the plan focuses on concrete ways to strengthen system capacity and connect people who need help to a continuum of care. It includes providing \$1 billion to help schools hire counselors, psychologists, and other health workers and \$5 million for research on the effects of social media on kids. The federal government will also launch a new suicide prevention hotline number—988—and will seek to provide nearly \$700 million to bolster local crisis centers and programs that provide training, scholarships, and educational loan repayment. The plan also calls for making Certified Community Behavioral Health Clinics, modeled on federally funded community health centers that have become a foundation for basic medical care in low-income communities, permanent. To view the White House Fact Sheet on Strategies to Address Mental Health, visit <https://www.whitehouse.gov/briefing-room/statements-releases/2022/03/01/fact-sheet-president-biden-to-announce-strategy-to-address-our-national-mental-health-crisis-as-part-of-unity-agenda-in-his-first-state-of-the-union/>. **NN**

NSPIRE DEMONSTRATION INSPECTIONS

HUD'S REAL ESTATE ASSESSMENT CENTER (REAC) HAS MADE SIGNIFICANT PROGRESS toward completing over 900 NSPIRE Demonstration inspections by the end of May 2022. During these test inspections, inspectors focus on health and safety conditions that are Critical to Quality, emphasizing the condition of dwelling units and common areas used by residents. Properties volunteering to participate in the demonstration will receive at least one inspection using the new NSPIRE standards and protocols. These NSPIRE inspections are advisory only, as participating properties will carry forward their most recent Uniform Physical Condition Standards assessment score.

HUD began the NSPIRE Demonstration on Aug. 21, 2019, to test and refine NSPIRE as it is being developed. Due to the COVID-19 pandemic and other factors, HUD extended the NSPIRE Demonstration until April 30, 2023, to ensure that sufficient data can be collected to improve NSPIRE. REAC has expanded services to support the prioritized backlog of inspections due to COVID-19-related reschedules. HUD inspectors will continue to work with approximately 4,500 volunteer properties to identify potential adjustments to NSPIRE standards, protocols, and processes. COVID-19 inspection protocols remain in effect, view HUD's COVID-19 resources and inspection guidance.

For questions, comments, or recommendations on the NSPIRE Demonstration period, including requests to reschedule, email NSPIRE@hud.gov.



Big Changes for Rocky AHMA

WHILE WE HAVE ALL EXPERIENCED change over the last couple of years due to the global pandemic, Kim O'Shea and Rocky AHMA are undergoing a transformation that has nothing to do with COVID-19.

The association is expanding to include Iowa, Kansas, Missouri, and Nebraska—regions that were previously served by Iowa/Nebraska AHMA and Heartland AHMA, both of which ceased operations in late 2021. With the new states, Rocky

than we're used to. They have different issues. We do know some of their agencies and have already started reaching out to other agencies. There are a lot of relationships that transcend the states," she said. "We're kind of used to the differences. Each state has a different personality."

She said Rocky AHMA will need to earn buy-in from the former IA/NE AHMA and HAHMA members



sensation from the new states and possibly hire more staff sometime down the road.

"I'm excited. I think it will be good for us to grow," she said. "We are excited and honored to be moving forward bringing four new states into our region. It is our goal

to provide our members with the training and services they need to help them thrive professionally through network-

ing and education. Most importantly, we hope to bring an element of fun."

O'Shea has been with Rocky AHMA

for 21 years, serving as its executive director for the last four. She holds a business management degree from Regis University in Denver, Colo. O'Shea and her partner of 10 years, James, have three children, ages 9, 15 and 17. **NN**

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

"We do want to make sure everyone has representation. I want there to be openness. We are taking them on, not over."

AHMA will now serve 10 states, including Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

"We're expanding and excited to provide services to the states," O'Shea said. "It's a large geographic area, but it's not a large population."

O'Shea said the association already serves rural and urban areas and has experience providing services across different regions. Because of its large service area, Rocky AHMA adopted online training 10 years ago, she said, because it was challenging to get people to travel long distances. In fact, Rocky AHMA, along with AHMA of East Texas and AHMA of Washington, were awarded the 2021 AHMA Innovation Award from NAHMA for creating a training coalition and partnership trainings. The collaboration resulted in increased attendance, revenue, and AHMA member opportunities for training.

"They have different HUD offices

while also maintaining the support from Rocky's existing members.

The AHMA is looking to rebrand and involve existing and new members in the process.

"We put out a challenge [seeking new name possibilities] to existing members and new members trying to really involve them and get them engaged," she said. "We do want to make sure everyone has representation. I want there to be openness. We are taking them on, not over."

Members had until the end of February to submit name ideas. In March, the board selected Rocky Mountain Heartland AHMA. Now, the newly christened RMH-AHMA will begin an extensive rebranding and marketing campaign while completing all the necessary legal requirements.

Besides settling on a new name, the AHMA will look to either add to or restructure its board to include repre-

Welcome New Members

NAHMA welcomes the following new members as of March 22, 2022.

AFFILIATE

Richard Degler, Innovage, Denver, Colo.

ASSOCIATE

Matt Flink, Appleton Corporation, An O'Connell Company, Holyoke, Mass.

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/>.

EDITOR'S NOTE: Due to the evolving health recommendations due to the COVID-19 coronavirus, please contact the AHMA directly for the most up-to-date status of all in-person and virtual events and educational offerings.

MAY

4 JAHMA Foundation Golf Outing

Galloway Turnpike, NJ
JAHMA
856-786-9590
www.jahma.org

5 Fair Housing Timely Topics Webinar

SAHMA
800-745-4088
www.sahma.org

5-6 Spring Management Event

Atlantic City, NJ
JAHMA
856-786-9590
www.jahma.org

10 SAHMA Conference Add-On: Fair Housing Compliance (FHC) Certification

Greensboro, NC
SAHMA
800-745-4088
www.sahma.org

SAHMA Conference Add-On: REAC Preparation for Maintenance

Greensboro, NC
SAHMA
800-745-4088
www.sahma.org

Half-Day Harassment Training

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

11-12 SAHMA Affordable Housing Conference: North Carolina

Greensboro, NC
SAHMA
800-745-4088
www.sahma.org

17 Basic LIHTC Management

Webinar
Mid-Atlantic AHMA
804-564-7898
mid-atlantichma.org

Basic Tax Credit

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

SAHMA Conference Add-On: Fair Housing Compliance (FHC) Certification

Murfreesboro, TN
SAHMA
800-745-4088
www.sahma.org

SAHMA Conference Add-On: Tax Credit Training

Murfreesboro, TN
SAHMA
800-745-4088
www.sahma.org

18 SAHMA Affordable Housing Conference: Tennessee

Murfreesboro, TN
SAHMA
800-745-4088
www.sahma.org

REAC in 2022: New Challenges, Rules & Best Practices

Webinar
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

18-19 Accelerated Certified Professional of Occupancy

Virtual
Rocky AHMA
303-840-9803
www.rockyahma.com

19 Intermediate LIHTC: Critical Elements of LIHTC Management

Linthicum Heights, MD
Mid-Atlantic AHMA
804-564-7898
mid-atlantichma.org

24 Special Compliance/Policy Issues for Layered Properties

Webinar
Mid-Atlantic AHMA
804-564-7898
mid-atlantichma.org

Basic Occupancy

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

Understanding Home Compliance

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

25 Annual & Interim HUD Recertifications

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

26 Resolving EIV Discrepancies

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

JUNE

14 Intermediate LIHTC Compliance

Richmond, VA
Mid-Atlantic AHMA
804-564-7898
mid-atlantichma.org

15 Advanced LIHTC Compliance

Richmond, VA
Mid-Atlantic AHMA
804-564-7898
mid-atlantichma.org

15-17 Oregon AHMA's Annual Affordable Housing Conference

Webinar
Oregon AHMA
503-357-7140
www.oregonaffordablehousingmanagement.com

16 Review & Exam Administration

Richmond, VA
Mid-Atlantic AHMA
804-564-7898
mid-atlantichma.org

28 Income & Assets Verification & Calculations

Webinar
Mid-Atlantic AHMA
804-564-7898
mid-atlantichma.org

JULY

12 Determining "Adjusted" Income/Dealing with Expenses & Deductions

Webinar
Mid-Atlantic AHMA
804-564-7898
mid-atlantichma.org

14 General Management Policies

Webinar
Mid-Atlantic AHMA
804-564-7898
mid-atlantichma.org

20 Best Practices for Communicating with Residents

Webinar
Mid-Atlantic AHMA
804-564-7898
mid-atlantichma.org

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

the last word

Two Years Overdue

IN MARCH 2020, NAHMA WAS the last conference held at the Fairmont in Washington, D.C., before the global pandemic ushered in a pause to in-person events. In March 2022, the Fairmont once again welcomed back NAHMA members and industry partners for the first in-person NAHMA Biannual Top Issues in Affordable Housing Winter Conference in two years and there was a buzz in the air—and not just from the celebrity sightings at the hotel.

And while the 165 attendees were excited to learn the latest in the affordable housing industry, they were equally thrilled to see and interact with their colleagues without the aid of a computer screen. These past two years, we have all adopted technology out of necessity to accomplish what we have always done in person. Despite the pandemic, we have all continued to provide an exceptional level of care to our brick-and-mortar communities and more importantly to our residents' and staff's wellbeing. But in reality, nothing beats face-to-face meetings.

There was an energy in the meeting rooms that comes from seeing old friends after a long absence. Colleagues shared ideas, but also what has been going on in their lives. They shared tips and best practices while also sharing laughs that were two years overdue.

It was great to finally meet again, but it wasn't done in a vacuum. Attendees needed to provide proof of vaccination or a negative COVID test. Social distancing was encouraged. Attendees collected their own name badges and were asked to download the meeting packet to avoid unnecessary close contact.

The precautions, while necessary in our new normal, did not keep members from completing the business at hand.

Besides hearing from and questioning HUD and USDA leadership along with other industry experts on relevant topics, we also learned about successful ways to deal with stress to promote wellness from guest speaker Kevin McCulloch and heard the latest information about hiring, training and maintaining staff during chal-

lenging times from Jon Boba of Pearl Meyer. We also honored our industry's cream of the crop during the Communities of Quality Awards Luncheon and Panel Discussion and the Industry and AHMA Awards reception.

Of course, we don't have a crystal ball, but based on the March meeting, we are looking forward to welcoming everyone back to the Fairmont again for the fall conference in October, and of course, the annual NAHMA Educational Foundation gala, which will take place at the Hay-Adams. Like in March, NAHMA will take every precaution to keep everyone safe while we gather to learn and network.

Finally, thank you for your continued support of NAHMA and the numerous initiatives we are working on to advance the industry and ultimately improve the quality of life for the families we serve. **NN**

Michael Simmons, NAHP-e, is senior advisor and chief business development officer for CRM Residential and serves as NAHMA president.

