

NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION

NAHMANews™

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

Two Communities Earn NAHMA 2024 COQ Awards

Alexandria, Va., Jan. 30, 2025 — The National Affordable Housing Management Association (NAHMA) announces that two communities won 2024 Communities of Quality (COQ) Awards this year. Since 1992, these awards have honored the best multifamily affordable housing communities nationwide.

“There is no other award that focuses so comprehensively on the everyday life and management expertise of affordable housing properties,” Kris Cook, CAE, NAHMA CEO, said.

The association congratulates the winners. For a more detailed description of each property, visit the [COQ Awards Program](#) webpage at www.nahma.org.

Exemplary Family Development

Phoenix Apartments, Providence, R.I.

Owner: WinnCompanies and Omni Development

Management: WinnResidential

AHMA: NEAHMA

Phoenix Apartments is an 83-unit affordable housing community in Providence, Rhode Island’s vibrant West End neighborhood. The scattered-site community consists of 27 walk-up buildings distributed around Cranston Street, the neighborhood’s central artery. Phoenix Apartments is restricted to households earning at or below 60% of the area median income (AMI) and is home to 200 residents who enjoy amenities, including a community room, on-site laundry, and access to public transportation.

Exemplary Development for the Elderly

Woodland Homes, Lexington, Tenn.

Owner: Woodland Homes, L.L.L.P.

Management Company: Wesley Living

AHMA: SAHMA

Woodland Homes, located in Lexington, Tenn., has provided seniors aged 62 and older with affordable, low-income housing since 1981 as a Department of Housing and Urban Development Section 202/8 property and recently as a 202/8 and Low-Income Tax Housing Credit property. The multiplex retirement community has 61 units and includes an on-site care manager, a variety of amenities and educational and entertainment programs.

Entrants are judged on how they manage their properties’ physical, financial, and social conditions and how well they convey their success in offering their residents the highest quality of life.

The 2024 COQ Awards will be presented as part of a special luncheon and panel discussion with the winners on March 20 during the NAHMA's Biannual Top Issues in Affordable Housing [March conference](#) on March 19-21.

This year's COQ Awards program is sponsored by Navigate Affordable Housing Partners, a nonprofit engaged in affordable housing preservation, community revitalization, and consulting services centered around the affordable housing industry.

About NAHMA

NAHMA is the leading voice for the affordable housing management industry, promoting developing, managing and preserving quality affordable multifamily housing. NAHMA advocates for legislative and regulatory policy and provides affordable housing professionals with the knowledge to advance excellence in the communities they serve. NAHMA's membership represents 75% of the affordable housing industry and includes its most distinguished multifamily owners and management companies. Visit www.nahma.org for more information.

About Navigate Affordable Housing Partners

Based in Birmingham, Ala., Navigate Affordable Housing Partners is a nonprofit engaged in developing, owning and managing affordable housing and consulting with various housing agencies to provide compliance and training. Navigate is also a federal contractor providing compliance and financial services on behalf of HUD as the Section 8 PBCA for multiple states. Navigate's core values—Service, Respect, Transparency, Quality, and Innovation—are applied to every aspect of their work and has resulted in an exemplary reputation in the housing industry. For further information, visit www.navigatehousing.com.

###

Media Contact

Jennifer Jones, Senior Director of Communications and Public Relations
National Affordable Housing Management Association
703-683-8630, ext. 4 | jjones@nahma.org