

NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION

# NAHMANews

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

## **NAHMA Honors Outstanding Affordable Housing Communities**

*Alexandria, Va., Jan. 16, 2015* ó For the 22nd consecutive year, the National Affordable Housing Management Association (NAHMA) announces the winners of its annual Communities of Quality® (COQ) Awards program. These awards honor the best multifamily affordable housing communities across the country.

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

The 2014 COQ Awards will be presented at NAHMA's annual Federal Affairs Issues Meeting, March 8-10, in Washington, D.C. For details on the NAHMA meeting, visit [www.nahma.org/meetings](http://www.nahma.org/meetings).

“This year, we had more than 30 entrants, all of which prove that the Communities of Quality Awards program continues to thrive and to be a point of pride for all the contenders,” NAHMA President Ken Pagano, SHCM, NAHP-e, said. “There is no other award that focuses so comprehensively on the everyday life and management expertise of affordable housing properties.”

NAHMA's 2014 COQ Awards program is jointly sponsored by HD Supply Multifamily Solutions, a leading supplier of maintenance and renovation products to the multihousing industry, and Navigate Affordable Housing Partners, a leading provider of consulting and development services to public housing authorities and HUD's Section 8 PBCA for Alabama, Mississippi, Virginia and Connecticut.

The four 2014 COQ categories and winners are:

### **EXEMPLARY FAMILY DEVELOPMENT**

Canterbury Place, Roslindale, Mass.  
Owner: Cummins Towers Company Limited Partnership  
Management: First Realty Management Inc.  
AHMA: NEAHMA

Canterbury Place was built before Section 8 or housing for the elderly programs existed, so founding residents were mostly elderly and middle-aged singles and couples. Now, its 238

apartments are home to a growing population of single-parent and custodial grandparent households that include children and teens, as well as young professionals. As the population of younger residents expanded, on-site activities and services evolved into programs to address their needs, not just for entertainment but to help them learn, grow and prepare themselves for a successful future. The community offers a community center and computer room, various sports, an after-school program and educational opportunities, among other activities and programs.

### **EXEMPLARY DEVELOPMENT FOR THE ELDERLY**

Little Neck Village, Marion, Mass.

Owner: EAF Little Neck Village LLC

Management Company: Peabody Properties Inc.

AHMA: NEAHMA

In 1978, a 12-unit affordable housing development was created for seniors living in Marion, Massachusetts. More than three decades later, the property was physically obsolete and needed significant capital improvements. In 2008, EA Fish Developers, with Peabody Properties Inc. as management agent, partnered with the Town of Marion to develop a low-income community for seniors. Along with the substantial changes to the individual apartments and grounds, the supportive services, and social and physical coordinated activities at Little Neck Village provide its residents with an affordable aging-in-place model that will serve as an alternative to more costly assisted-living facilities.

### **EXEMPLARY DEVELOPMENT FOR SPECIAL NEEDS**

Pear Tree Place, I, II and III, Yakima, Wash.

Owner: Next Step Housing

Management Company: Next Step Housing

AHMA: AHMA of Washington

Pear Tree Place has 62 apartment homes developed in three phases over the last seven years; its residents include people in long-term sobriety from substance abuse, the previously homeless and those with developmental disabilities. Next Step Housing provides a comprehensive approach to housing distinct populations in service-enriched, quality apartments, including case management services, wheel-chair accessible living spaces and partnerships with Yakima's Department of Developmental Disabilities and the Department of Social and Health Services. All three phases of development enjoyed creative financing strategies through a collaboration of public, private and nonprofit funders. Each also addresses unique needs for multiple target populations starting with initial design right through to service partners providing care.

### **OUTSTANDING TURNAROUND OF A TROUBLED PROPERTY**

Blackstone Terrace, Woonsocket, R.I.

Owner: Atlantic Development Corp.

Management Company: Housing Management Resources Inc.

AHMA: NEAHMA

Blackstone Terrace is a 122-unit property that had a reputation for both its physical deterioration and criminal activity. Once known as Woonsocket Village, it was the financially and physically distressed housing of last resort, where families were forced to live in deteriorated units and criminal activity left residents in fear of their safety and security. The buildings were 35 years old and required significant rehabilitation. The impact of the \$4.5 million revitalization has resulted in both a financial and physical transformation as well as a notable enhancement to its standing in the community. Blackstone Terrace is now a cost-effective property providing safe, affordable housing for the residents. The target population remains family households with incomes below 60 percent of median income, though the Section 8 contract allows the development to serve residents with much lower incomes.

#### **About NAHMA**

NAHMA is the leading voice for affordable housing management, advocating on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing. NAHMA supports legislative and regulatory policy that promotes the development and preservation of decent and safe affordable housing, is a vital resource for technical education and information and fosters strategic relations between government and industry. Founded in 1990, NAHMA's membership today includes the industry's most distinguished multifamily owners and management companies. Visit [www.nahma.org](http://www.nahma.org) for more information.

#### **About HD Supply Multifamily Solutions**

With 30,000-plus items and free, next-day delivery on most items to most areas, HD Supply Multifamily Solutions is your source for maintenance supplies, fabrication, installation and renovation services. Our 650-plus account representatives serve more than 130 markets, providing personalized service backed by the strength of a national company. To order call 1-800-431-3000 or at [www.hdsupplysolutions.com](http://www.hdsupplysolutions.com).

#### **About Navigate**

As a Joint Venture Partner with the Jefferson County Housing Authority in Birmingham, Alabama, Navigate is HUD's Section 8 PBCA for Alabama, Mississippi, Virginia and Connecticut. With a strong reputation for customer service and training, Navigate oversees a portfolio of more than 70,000 units. Navigate has a history of developing, owning and managing HUD assisted properties in Alabama and has recently begun providing consulting and development services to public housing authorities. For further information, see [www.navigatehousing.com](http://www.navigatehousing.com).

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