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## HONORING OUR HEROES EVENT A HUGE SUCCESS!

By Julie Kelliher

Amazing what people can achieve when they come together and work as a team! With hard work, enthusiasm and commitment, a small idea can turn into a huge successful event.

That is exactly what happened when Nancy Reno, Vice President at Housing Management Resources, Inc. and a member of the NEAHMA Board of Directors, and the NEAHMA Marketing and Public Relations Committee teamed up with several other volunteers to brainstorm the idea to give back to the first responders and to those who play a key role in keeping all of our citizens and our properties safe every day – and who are always there for us.

The committee met weekly and worked together over several months to plan the gala 'Evening of Laughter' held at Jillian's in Boston. We reached out to other real estate organizations in an effort to come together and create a synergy representing several real estate industry organizations.

More than 400 people gathered on September 11, 2013 for a first-of-its-kind event: Honoring Our Heroes. A dramatic outpouring of support and gratitude for the work of first responders following the Boston Marathon bombing resulted in a donation of \$20,000 to The Boston Police Foundation.

The gala featured three local comedians, Lamont Price, David McDonough and Tony V, who transformed the live auction into a fun segment and raised thousands of dollars. The featured speaker, Roseann Sdoia, marathon-bombing survivor and vice president at National Development, captivated the audience. Boston Police Commissioner Ed Davis accepted an award on behalf of all first responders.

Also in attendance and recognized for their heroism were Belmont Police Chief Richard McLaughlin; Cambridge Police Superintendent Steven Williams; Newton Police Lieutenant David McDonald and Watertown Police Chief Edward Deveau.

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HONORING OUR HEROES EVENT A HUGE SUCCESS! *Continued from page 1*



97-year-old Carl Barron, legendary Cambridge businessman and real estate investor who, in his remarks, emphasized the value of top-notch training for law enforcement officers.

Major sponsors were **WinnResidential, Housing Management Resources, Inc., HD Supply, Yardi, Reebok, ARS, Cambridge Trust Co.** and **Sherwin Williams**.

Event organizers included **New England Affordable Housing Management Association (NEAHMA), Institute of Real Estate Management (IREM) Boston Chapter, International Facility Management Association (IFMA) Boston Chapter, Citizens’ Housing and Planning Association (CHAPA), Builders and Remodelers Association of Greater Boston (BRAGB), United States Green Building Council (USGBC/MA)** and **The New England Real Estate Journal**.

**Cambridge Savings Bank** was a major event sponsor and who collected donations and ticket proceeds.

NEAHMA would like to thank our committee volunteers for the amazing job they did organizing this event. Thank you to **Nancy Reno**, Housing Management Resources Inc., **Lynne Sales**, Peabody Properties, Inc., **Adriana Guzzo**, WinnResidential, **Sarah Kaufmann**, NEAHMA, **Stephen Hopkins** and **Nicole Fowler**, NEREJ, **Stan Hurwitz** and **Ashley Kate Cameron**, Housing Management Resources, Inc., **Melissa Landry**, Rosado and Sons, **Nancy Cooper**, Peabody Properties, Inc., **Deidre Wyman**, Trinity Management, and **Andrew Bryant** with HD Supply.

*Julie Kelliher is Executive Director of NEAHMA.*

**WELCOME NEW MEMBERS**

**REGULAR MEMBERS** Faith Asset Management, East Hartford, CT

**ASSOCIATE MEMBERS**

ServPro of South Worcester, Worcester, MA	Windsor Compliance, Wilmington, NC
Framingham Housing Authority, Framingham, MA	Roca, Inc. Chelsea, MA
Faxon Sales, Inc., Manchester, CT	Resilience Consulting, LLC, Newton, MA
Log Check, New York, NY	Rental Housing Deals, San Gabriel, CA
	Webster Bank, Providence, RI

Also recognized were the Cambridge Fire Department, Belmont Fire Department, Mass General Hospital, Spaulding Rehab, Brigham and Women’s Hospital, Beth Israel Deaconess Medical Center, emergency medical technicians (EMTs), and American Red Cross Regional CEO Jarrett T. Barrios.

Recipient of the Lifetime Achievement Award for his life-long support of first responders was

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MESSAGE FROM THE PRESIDENT



Summer is over! Autumn is officially upon us, and the leaves are starting to fall off the trees. That means that the NEAHMA Annual Conference & Trade Show is right around the corner on October 15th and 16th at the Four Points by Sheraton in Norwood, MA.

This year’s event is very special for two reasons. First, it is NEAHMA’s 25th Annual Conference & Trade Show. The second involves the education and professional development challenge we introduced to make 2013 The Year of the Maintenance Professional. And it is!

The dictionary defines “COMMITMENT” as a pledge, promise or obligation. It also means the dedicating of oneself. That is exactly what happened this year. NEAHMA made the commitment to make this a banner year for professional development for the unsung heroes of our industry, our maintenance staff, and to further promote three highly sought after and recognized professional designations; the NAHMS, NAHMT and the CGPM.

As you may recall from our summer 2013 newsletter, I reported on the hugely successful all day training that ARS sponsored for NEAHMA and IREM Boston Chapter #4 at Gillette Stadium. We had over 450 participants that day gaining much-needed knowledge as well as Continuing Education Units (CEUs), many with a NAHMA designation as their goal. There is a video clip of this fantastic event on the NEAHMA web site. All of the instructors who participated that day did so free of charge. It was truly remarkable.

I am proud to announce that from January 1st through September 15th, NEAHMA has received and approved over 125 new designation applications for the National Accredited Housing Maintenance Supervisor (NAHMS), the National Accredited Housing Maintenance Technician (NAHMT) and the Credential for Green Property Management (CGPM). These new designation conferees will all be sworn-in at the upcoming NEAHMA Annual Conference & Trade Show in October. Congratulations to all.

This will be my last column as NEAHMA President. My tenure is ending at the end of December. I invite you to join me in welcoming Kristin Pine from Peabody Properties, Inc., as your new NEAHMA president commencing on January 1st. I’ve served on the board with Kristin for many years and know that the organization is being left in good hands.

It has been an honor and a privilege to lead this organization for the last three years, but I would be remiss if I did not thank the members of the board of directors and our staff who have served alongside me during this time. Leading a regional AHMA is a major undertaking, but the ongoing support I received from them was unwavering. The dedication and commitment of these professionals is surpassed only by their collective desire to continue to make the affordable housing industry, “our industry,” the best it can be. And they do every day!

Collectively we represent all six New England states. We serve tens of thousands of residents each day, improving their quality of life, providing safe, decent and well maintained Communities of Quality® and, all along the way, dedicating ourselves to helping all of them. Ours is truly a mission of love, hope and, yes, again ... commitment.

Thank you!

*Scott F. Ployer, NAHP-e®, CPM®, is Director of Facilities Management for The Community Builders, Inc.*





# SCHOCHET LAUNCHES NEW BRAND

The Schochet Companies celebrates four decades of industry-leading real estate development and management services with an updated name, logo and website as the company continues to grow.

The firm will now be known as The Schochet Companies to better represent the overall company entity and comprehensive real estate development and management services it offers. The Schochet Companies' three divisions will now be known as Schochet Development (formerly Schochet Associates), Schochet Property Management (formerly Federal Management) and Schochet Investments (formerly JRS Equities).

The Schochet Companies is an industry leader in structuring, managing and closing complex real estate transactions across all major real estate classes, with a special focus and proven record in affordable housing.

Some of its most recognized achievements in this sector include the revitalization and rehabilitation of Fresh Pond Apartments (formerly known as Rindge Towers) in North Cambridge, development of 135 affordable apartments on Boston's prestigious St. Botolph Street, and the acquisition, redevelopment and preservation as affordable of over 2,000 apartments in Conn., Mass. and R.I. These preservation transactions, which were completed with Schochet's nonprofit partner Retirement Housing Foundation, included some of Boston's most recognizable and valuable affordable housing assets such as Symphony Towers located at Boston's Symphony Hall and 80 Mason and the Stearns, both steps from Boston Common.

Throughout its 40-year history, Schochet also achieved much success in commercial real estate.

## Peabody Participates in Habitat for Humanity

Ten Peabody Properties, Inc. employees recently took a break from property management to try their hand at property building.

Consistent with the Braintree-based real estate firm's commitment to providing comfortable, well-maintained and affordable housing, Peabody Properties teamed up with Habitat for Humanity Greater Boston, Inc. on August 27 to participate in its first ever Group Build. Habitat for Humanity Greater Boston is a charitable nonprofit organization dedicated to building low-cost homes by forming partnerships with families in need of affordable housing and helping them break the cycle of poverty.

The Peabody Properties Group Build team got to work swinging hammers and wielding paint brushes to help Habitat for Humanity Greater Boston build and polish new affordable housing in Roslindale.



Pictured below, from left to right, are Peabody Properties employees Patricia Juba and Sandy Larsen-Souza (left of the Habitat for Humanity sign), Dorothy James and Mark Regan (right of the Habitat for Humanity sign), Don Belcher and Erin Cronin (back row) and Benvinda Butler, Scott Chakoutis, Dan Reeves and Kerri D'Amico (front row).

## SEG SETS BENCHMARKS FOR UTILITY SAVINGS

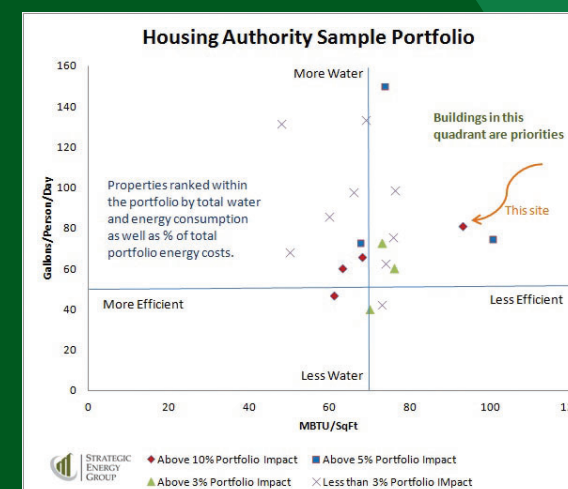


Strategic Energy Group (SEG), a NEAHMA Associate Member, recently completed energy benchmarking and utility analysis for a major Northeastern housing authority's federal portfolio. SEG identified 15 percent portfolio-wide energy savings with a two year or shorter simple payback. The undertaking included over 1,800 units comprising 244 buildings. SEG analyzed natural gas, electricity and water consumption over a 24-month time period for each building.

Through the use of its Benchmark Report Card, SEG established the relative energy performance of each asset. By understanding the energy use intensity (EUI) of a building relative to its peers, the housing authority is now able to prioritize more extensive analysis at each of the sites.

The information from the benchmark phase was used to inform the second phase of the project, which included energy audits of all 19 properties in the portfolio. The audits and benchmark information entered into the U.S. Department of Energy's Portfolio Manager helped meet the HUD Green Physical Needs Assessment (GNPA) requirements for the authority.

To see a sample Benchmark Report Card, contact Ben Todd, CEM, at [btodd@strategic-energy-group.com](mailto:btodd@strategic-energy-group.com) or (207) 317-1897 or visit [www.strategic-energy-group.com](http://www.strategic-energy-group.com).



Mid-Rise Building Sub-Metered Apartments	Baseline	PHA Sample Site	How is my building doing compared to other similar buildings? % Variance	
Utility Costs per Unit	\$1,687.11	\$1,499.96	-11.09%	
Cost per Square Foot	\$1.58	\$1.87	18.28%	
House Energy Use	77	93	21.39%	
Per Utility				
Heating Energy Use	8.17	9.17	12.24%	\$10,833.69
Domestic Hot Water Energy Use	2.66	3.46	30.08%	\$9,844.67
Baseload Electrical Use	0.76	0.39	-48.97%	0
Water Use	50.00	80.94	61.88%	\$45,420.85
Total potential annual savings if energy and water consumption were brought to average through energy conservation measures.				Total Potential Annual Savings
				\$66,099.21
				Retrofit Budget with 3 Year Simple Pay Back
				\$198,297.64

### Portfolio Graph:

This graph taken from SEG's Benchmark Report Card shows all properties in a portfolio and how they are performing on energy and water consumption. Properties in the upper right quadrant are priorities and the next step would be field inspections to determine corrective actions.

### Variance Chart:

This Variance Chart from SEG's Benchmark Report Card shows how a building's energy and water consumption compares to other peer buildings and the potential annual dollar savings if brought to the peer average.



# JCHE's Karen Edlund Now Chairs FEI/Boston

Karen Edlund, Chief Financial Officer for Jewish Community Housing for the Elderly (JCHE) and a NEAHMA member, was recently elected President of the Boston Chapter of Financial Executives International (FEI), a leading professional association for senior financial executives. The Boston Chapter, with over 700 members, is the largest chapter of FEI.

Jewish Community Housing for the Elderly provides affordable and supportive housing to older adults of all backgrounds. Its four communities, located in Brighton, Newton and Framingham MA, foster an independent lifestyle within a dynamic and caring environment. Learn more at [www.jche.org](http://www.jche.org). Four NEAHMA members are among the finalists in "Affordable Housing Finance" magazine's ninth annual Readers' Choice Awards for the nation's best developments of 2012-2013.



# New Director of Administration for Peabody



**Peabody Properties, Inc.—a full-service real estate firm managing in excess of 10,000 housing units across New England—recently announced that Lisa Leary has been named Director of Administration.**

In her new role, Leary will work in close partnership with the firm's Vice President of Administration and Quality Assurance to develop, maintain and implement corporate policies, oversee employee training programs and address

firm-wide organizational and administrative needs. Leary will also be responsible for ensuring that individual property managers institute the highest standard of supervision, maintenance and care at each of the firm's 113 managed properties.

In addition to her new role with Peabody Properties' Administration and Quality Assurance team, Leary will continue to serve as Regional Property Manager of Mishawum Park in Charlestown, Leisure Towers in Lynn and Jaycee Place in Lowell, a position she's held since first joining the Braintree-based real estate firm in 2010.

# Koch joins Dauby O'Connor & Zaleski

By Angela Blackledge

Dauby O'Connor & Zaleski, LLC (DOZ) is pleased to announce and welcome Douglas P. Koch as Director of Real Estate Consulting Services. Koch joined DOZ on September 23, 2013. He is responsible for a new division of DOZ formed to provide consulting services to investors, housing agencies, syndicators, owners and managers of Low Income Housing Tax Credit (LIHTC) properties. These services include property investment and fund due diligence, real estate analyses, organizational advisory services, LIHTC disposition analysis and other consulting services.

Koch comes to DOZ with over 25 years' experience in the affordable housing industry. Most recently, he served as director of McGladrey LLP's affordable housing finance/community investment consulting practice. Prior to joining McGladrey, he worked as a senior manager, tax credit investment advisory services in the Boston office of Ernst & Young.

DOZ was established in 1987 to provide accounting, consulting, and tax services to the affordable housing industry.



# Charity CORNER

# Another Successful Summer

By Sarah Kaufmann

During July and August, the Second Annual Facebook Click for Hunger Drive occurred. With new followers and "likes," at press time we had 250 followers. Canned good will be donated in honor of the "followers" to Crossroads Rhode Island.



NEAHMA's Annual Kid's Day took place on July 17 at Canobie Lake Park for the third year. It was a very hot 100 degree day, and 650 kids and chaperones attended. Participants of the NAHMA poster contest registered to attend the annual event.



Housing Management Resources represented Team NEAHMA in Portsmouth Maine at the Susan G Komen Race with a team of 11.

Once again, NEAHMA will have three Poster Contest Winners in NAHMA's calendar. Each winner receives a \$1,000 scholarship. Posters can be ordered by going on NAHMA's website at [www.nahma.org](http://www.nahma.org).

The winners are:

- Claudemyre Benoit, Grade 12, Davis Commons, Brockton, MA, First Realty Management, Corp.
- Jennifer Rose Lauzon, Grade 7, Bay Village Apartments, Fall River, MA, First Realty Management, Corp.
- Christian Vera, Grade 10, The Fairways, Worcester, MA, First Realty Management, Corp.



Please remember to bring canned goods, old cell phones and keys to NEAHMA meetings and events.

Sarah Kaufmann is the Office Manager at NEAHMA.

## NEWS FROM THE HILL

### 2014 OPERATING COST ADJUSTMENT FACTORS (OCAFs) PUBLISHED

The Operating Cost Adjustment Factors (OCAF) for 2014 were published in the September 16, 2013 Federal Register. These factors are used for adjusting or establishing Section 8 rents under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), as amended, for projects assisted with Section 8 Housing Assistance Payments. The factors are effective February 11, 2014 and can be found at <http://www.gpo.gov/fdsys/pkg/FR-2013-09-16/pdf/2013-22458.pdf>.

### REMINDER FOR HUD AND PBCA OFFICES PROCESSING RENT INCREASES USING AUTO OCAF

Once the 2014 Factors are updated in iREMS, please delete any Amend Rents record effective 02/11/2014 and beyond that was created either automatically or manually with the old 2013 Factor. A new record will automatically generate with the new 2014 Factor.

### SECTION 811 INTERIM NOTICE ON NAHMA'S WEBPAGE

HUD Notice H 2013-24, "Section 811 Project Rental Assistance (PRA) Occupancy Interim Notice," is now available on the HUD webpage at NAHMA.org. The purpose of this Notice is to provide occupancy guidance for the Section 811 Project Rental Assistance (PRA) program. The Section 811 PRA program is designed to provide permanent supportive housing for extremely low-income persons with disabilities receiving long term supports and services in the community. PRA funds are provided under the condition that a Grantee has a partnership with their state health and human services/Medicaid agency.

This Notice provides information on program criteria and the responsibilities of Owners wanting to participate in the program.

To view this Notice, please visit the HUD page at [www.NAHMA.org](http://www.NAHMA.org).

### DATES TO REMEMBER

#### NOVEMBER

- 6 Determining Income 101/201, CT
- 7 HUD Change 4, Norwood, MA
- 12-14 CPO, Norwood, MA

#### DECEMBER

- 10 HUD Change 4, CT



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