



OVER 400 PEOPLE ATTENDED NEAHMA'S 24TH ANNUAL CONFERENCE



More than 400 people followed “the yellow brick road of success” that led to the Four Points Sheraton Hotel in Norwood, MA for NEAHMA’s Wizard of Oz-themed 24th Annual Conference and Trade Show on October 24-25, 2012.

There were many workshops, panels and presentations. The second day consisted of three key trainings: REAC Training, FHC (Fair Housing Compliance) and Practical Business Essentials for Skilled LIHTC Management. By attending both days of the conference, many attendees were able to earn up to 10 CEU credits toward their professional designations.

There were also networking and other opportunities, including a cocktail reception, dinner, awards reception and a closing night of dancing to the 10-piece band, Brass Attack.

NEAHMA Executive Director Kris Cook spoke about the federal budget, explaining the recent history of the growth of the national debt, the consensus bill known as the Budget Control Act, which was intended to cut about \$1.5 trillion in federal spending over the next 10 years, and Congress’s inaction on this bill, which has led us to the so-called “fiscal cliff” and the threat of across-the-board cuts known as sequestration. (See related article on page 9.)

Another out-of-town guest was Joe Diehl, Executive Director of Washington AHMA.

Details about the conference appear throughout this issue of NEAHMA News. We hope it inspires those of you who couldn’t make it this year to attend next year.

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SAVE THE DATE!

October 15-16, 2013 is the date of NEAHMA’s 25th annual conference. Mark it on your calendars. More details to come.

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MESSAGE FROM THE PRESIDENT



At the October 2012 NEAHMA Annual Conference, I had the privilege of announcing the names of five individuals that were nominated by their peers for their professionalism, commitment and dedication to the affordable housing industry. They continue to serve with distinction every day and have set the bar a bit higher in the process.

Please join me in congratulating the following award recipients.

- NAHP-Executive of the Year: William (Bill) Bransky, NAHP-e (The Community Builders, Inc.)
- NAHP-Professional of the Year: Kathie Paux, (Peabody Properties, Inc.),
- Property Professional of the Year-Administration: Jason Pina (North Shore Community Development Corporation) and
- Property Professional of the Year-Maintenance, Carlos Gonzalez (First Realty Management).

One of the keys to a successful career in property management is a continuum of learning. The rules and regulations that govern our industry are always changing, as are the codes and standards that our facilities and maintenance staff need to know and utilize every day. An educated workforce is truly a management company's greatest asset.

For site office and compliance staff, training and certifications have always been supported. But for maintenance staff, not too much was available in the area of recognition and credentialing – until now!

NAHMA has three professional designation programs specifically designed for maintenance professionals; the National Affordable Housing Maintenance Supervisor (NAHMS), the National Affordable Housing Maintenance Technician (NAHMT); and the Credential for Green Property Management (CGPM). More information on these credentials can be found on both the NEAHMA and NAHMA websites.

In 2013, NEAHMA is committed to promoting these three credentials as one of our organization's primary goals. To that end, we have assembled a special sub-committee of executive-level facilities, engineering, construction and maintenance professionals whose goal is to design a variety of training programs that will help field staff qualify for and achieve these prestigious designations.

NEAHMA has always been a leader in the delivery of educational programs and the professionalization of our industry practitioners over the years. Please accept this challenge and make 2013 **The Year of the Maintenance Professional**.

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

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MESSAGE FROM THE EXECUTIVE DIRECTOR



When you see colleagues in the affordable housing industry who have a bunch of fancy letters behind their names, do you ever wonder what they mean? Are they important? Do they really make a difference in a person's career?

In today's world, we are all so overwhelmed with trying to keep up with the responsibilities of our jobs, families and social activities that the thought of taking on new initiatives like earning designations and attending trainings simply gets pushed to the back of our priority list. How can we find time to attend various industry trainings when we can barely handle the work load we already have, and "is it really worth it?"

The bottom line answer is yes! Our industry is constantly changing and evolving due to revisions or additions to governmental rules and procedures, and it is necessary for us to remain current in all aspects of property and/or asset management.

Earning a designation demonstrates your dedication and commitment to your career as well as confirms the knowledge you have acquired through your continued education and trainings. And remember, maintaining your designations is just as important as earning them!

What are the benefits of earning a NAHMA designation?

- The designations are specific and relevant to the affordable housing industry.
- Earning designations help you advance your career and add value to your role in your company and/or to the property you manage.
- They increase your professional and networking opportunities outside of your company.
- They help you gain greater job security during times of organizational consolidation and transition.
- They save your company money and/or reduce risk and liabilities, as a direct result of what you've learned.
- You will have the power and support of a national organization working for you.

It doesn't matter how long you have been in this industry or how well you think you know your job, we all have weak areas that we can improve on to help us progress and grow in our careers.

"Always walk through life as if you have something new to learn, and you will." — Vernon Howard

NAHMA offers several designations that are awarded after completing approved programs of study. Designation programs help management staff master specific areas of practice. Below is a grid to give you a snapshot of the designations available and how to earn them. For more information, you can visit NAHMA's website at www.nahma.org or contact the NEAHMA office at julie.kelliher@neahma.org.

Julie Kelliher is Executive Director of NEAHMA.

CELEBRATING 2012 NEW MEMBERS

As 2012 comes to a close, we would like to once again welcome all of NEAHMA's new members.

REGULAR MEMBERS:

Capitol Realty Group, Inc.
Greater Boston Properties, Inc.
KCEE Property Management
North Shore Property Management
P & K Management
Pinnacle Property Management, LLC
Tenant's Development Corporation
Trinity Management, LLC

ASSOCIATE MEMBERS

A-1 Foundation Crack Repair, Inc.
Apollo Lighting
Behr Paint
Berman Adjusters, Inc.
Biologic Pest Control, Inc.
Buyers Access
Campbell Electric, Inc.
Cox Communications
Demtroys Technology
Greener Horizon, LLC
Housing Resource Group, LLC.
Hynes Landscaping
Integrity Service Companies
KNC Mechanical
KTM Properties, LLC
National Credit Systems
Nizhoni Community Care
Pioneering Technology Corp.
Ram-Lock
Real Estate Media Lab, LLC
RIBI Security
RM Cochran Company, LLC
Senior Whole Health, LLC
Strategic Energy Group
Swerling Milton Winnick Public Insurance Adjusters, Inc.
Wells Fargo
Wilmar Industries

Designation Description	Educational Requirements	Experience Requirements	Continued Ed Requirements
<p>National Affordable Housing Executive – NAHP-e®, recognizing and promoting achievement of the highest possible standards in affordable housing management.</p>	<p>This select level of certification was designed to recognize affordable housing management executives.</p>	<p>You must have at least five years of affordable housing experience with a minimum of three (of the five) years as an active owner, CEO, managing agent, asset manager, district/regional manager or equivalent.</p>	<p>10 hours of continuing education annually</p>
<p>National Affordable Housing Professional – NAHP®, recognizing and promoting achievement of the highest possible standards in affordable housing management.</p>	<p>Completion of all three of the following certifications meet the education requirement:</p> <ol style="list-style-type: none"> 1. NAHMA Certified Professional of Occupancy (CPO) or Specialist in Housing Credit Management (SHCM)* descriptions below. 2. NAHMA Fair Housing Compliance (FHC)* description below. 3. A nationally recognized property management designation that is made up of a minimum of 40 hours of training such as CPM, CAM, RAM or ARM or completion of 40 hours of alternative apartment management training provided by local AHMAs. 	<p>You must have a minimum of two years of affordable housing management experience, and must also meet an education component.</p>	<p>10 hours of continuing education annually</p>
<p>National Affordable Housing Maintenance Supervisor™ (NAHMS™), recognizing those affordable housing maintenance professionals, who, through their completion of strict NAHMT and NAHMS requirements, have met the highest possible industry standards.</p>	<p>Completion of an accumulation of a total of sixteen (16) hours of training over a three-year timeframe, as follows: 1. Two hours of training related to REAC inspections; 2. Two hours of training related to lead-based paint; 3. Eight hours of training in at least four different maintenance-specific topics (maintenance topics can include but are not limited to electrical, plumbing, HVAC, appliances, construction, etc.), and 4. Four hours of fair housing training.</p>	<p>All candidates must accumulate a minimum of three years of experience in affordable housing maintenance position(s). All candidates must supervise/ manage a minimum of one staff person in addition to themselves. All work experience must be documented in the Application for Credential.</p>	<p>4 hours of continuing education annually</p>
<p>National Affordable Housing Maintenance Technician™ (NAHMT™)</p>	<p>Same as above for NAHMS™.</p>	<p>All candidates must accumulate a minimum of two years of experience in affordable housing maintenance position(s). All work experience must be documented in the Application for Credential.</p>	<p>4 hours of continuing education annually</p>
<p>*Specialist in Housing Credit Management® (SHCM®), developed by NAHMA especially for management professionals involved with properties developed and operated under the Low Income Housing Tax Credit (LIHTC) program.</p>	<p>A minimum of 12 hours (actual instruction time) of housing credit specific coursework or training from an approved provider within two years of sitting for the SHCM exam. Examination - successfully pass the SHCM exam. See NAHMA website for approved providers. *Certification meets one of the NAHP education requirements.</p>	<p>Demonstrate a minimum of two years of housing credit management employment experience through an application process.</p>	<p>6 hours of continuing education annually</p>

Designation Description	Educational Requirements	Experience Requirements	Continued Ed Requirements
<p>*The Certified Professional of Occupancy™ (CPO™) course is the only comprehensive program covering the entire HUD Handbook 4350.3 including the latest revisions. An extensive course manual with 31 chapters covers topics from eligibility criteria and screening to non-discrimination, allowances and annual recertification.</p>	<p>After completing the two and one-half days of interactive instruction, participants must pass a rigorous one-half day exam (multiple choice and case study) to become certified CPOs. Each participant receives an updated version of this Handbook in the course. *Certification meets one of the NAHP education requirements.</p>	<p>It is recommended that candidates have at least one year's experience in the affordable housing industry.</p>	<p>6 hours of continuing education annually</p>
<p>*Fair Housing Compliance™ (FHC™) course trains managers to understand these complex regulations and provides clear instructions on fair housing laws. Covers the application process and presents instruction on developing company-wide policies and procedures.</p>	<p>The comprehensive, practical training manual for this course includes ready-to-use documents and forms to conduct a Section 504 Self-Evaluation and sample Transition Plan. The course teaches a step-by-step approach to determining the administrative and financial feasibility of making units accessible. *Certification meets one of the NAHP education requirements.</p>	<p>It is recommended that candidates have at least one year's experience in the affordable housing industry.</p>	<p>N/A</p>
Designation Description	Educational/Experience Requirements		Continued Ed Requirements
<p>Credential for Green Property Management™ (CGPM™), offered by NAHMA and National Apartment Association Education Institute (NAAEI) to on-site managers, maintenance staff and supervisors of front-line staff based on green building principles and best practices, and HUD Office of Affordable Preservation (OAHF)</p>	<p>Requires on-site managers, maintenance staff and supervisors of front-line staff certified in green building principles and practices. This requirement can be met by completing a total of 16 hours of training in a variety of green building topics. Each of the following topics must be covered in the training, with a cumulative total of at least eight hours in these areas: (1) Green Building Principles and Practices Overview; (2) Energy Efficiency; (3) Water Efficiency; (4) Integrated Pest Management; (5) Indoor Air Quality; and (6) Green Operations and Maintenance. Other topics that may be included in the 16-hour requirement are: (7) Green Site Landscaping, Xeriscape, Composting, etc.; (8) Green Building Systems; (9) Alternative Energy Sources (Solar, Wind, Geothermal, Combined Heat and Power, Co-generation); (10) Energy Star (including indoor and outdoor lighting) and WaterSense Programs; (11) Recycling and Waste Reduction; and (12) Resident Green Education.</p>		<p>4 hours of continuing education annually in any of the above 12 topics is required to renew</p>
<p>Communities of Quality® (COQ) Corporate Designation is truly an outstanding accomplishment, and it publicly declares that these companies are among the finest managers of affordable multifamily housing in the industry. This designation will add value to the brand of each participating management company and to the Communities of Quality program.</p>	<p>Management companies that have at least 50 percent of their property portfolio accepted into the COQ National Recognition program qualify for the Communities of Quality® Corporate Partner Designation. The portfolio calculation can be based on either number of units or number of properties managed in the company's affordable portfolio and is self-reported.</p>		
<p>Communities of Quality® (COQ) 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.</p>	<p>Collect data and complete self-scoring application. Earn an overall total minimum of 225 points (200 points for properties 49 units or less). Applications must be submitted electronically. Properties that score more than 325 points are automatically eligible to compete in NAHMA's prestigious, Communities of Quality® Awards competition.</p>		<p>Every two years submit renewal application</p>

Conference Honored NEAHMA Members



NEAHMA recognized **Marilyn Alwan, NAHP**, with the Lifetime Achievement Award for her more than 30 years of service to our industry, most recently retiring from State Street Development. Marilyn also served on the NEAHMA Board for more than 25 years in all capacities.

As NEAHMA President Scott Ployer pointed out in his column on page 2, NEAHMA members voted to present awards in several categories, including two new ones – NEAHMA Professional the Year-Management and NEAHMA Professional of the Year-Maintenance.

Here is the entire list:

- NEAHMA Professional the Year-Management: Jason Pina, North Shore Community Development Coalition.
- NEAHMA Professional of the Year-Maintenance: Carlos Gonzalez, First Realty Management
- Agency of the Year: Suzanne Piacentini, HUD (CT Office)
- Agency of the Year: Thomas Gerundo, Jeffco
- Lifetime Achievement Award: Marilyn Alwan, Housing Resource Group, LLC

In addition, NEAHMA acknowledged individuals and organizations who received regional awards or designations. These included:

- **Regional Affordable Housing Professional designation:**
 - NAHP - Executive of the Year: William (Bill) Bransky, The Community Builders, Inc. and
 - NAHP - Professional of the Year: Kathie Paux, Peabody Properties, Inc.
- **Regional Communities of Quality® Awards:**
 - Exemplary Property for the Elderly: Stillwater Heights, Harrisville, RI, The Community Builders, Inc.
 - Exemplary Family Property: Riverside Village, Leominster, MA, Federal Management
 - Outstanding Turnaround of a Troubled Property: Silver Leaf Terrace, Leominster, MA, Housing Management Resources
 - Exemplary Development for Persons with Special Needs: Franklin Park Apartments, Dorchester, MA, The Community Builders, Inc.

Congratulations to all!

EXHIBITORS CONTRIBUTE EXCITEMENT AND SUPPORT

There were 65 exhibitor booths at this year's trade show, including 22 new associate members.

NEAHMA added two new sponsorship levels as a new feature for exhibitors. Gold level sponsors were able to attend a VIP reception with the senior-level decision makers from property management companies, and these ten companies were listed on signs throughout the conference as well as on table tents during the dinner reception. They also received six dinner tickets and a full-page ad in the conference program book.

Silver sponsors received four tickets to the dinner reception, a half-page ad in the conference program book and their company logo prominently displayed during the reception.

GOLD LEVEL SPONSORS

- ARS Restoration Specialists
- Behr Paint/Home Depot
- Belfor Property Restoration
- Integrity Service Companies
- KNC Mechanical
- KTM Properties, LLC

- Propel Insurance/IPAH
- Senior Whole Health
- Service Master
- Watch All Pest Management

SILVER LEVEL SPONSORS

- Prime Cleaning Company, Inc.
- Peabody Properties Resident Services
- Pro-Care, Inc.
- Service Master by Gilmore
- Signet Electronic Systems, Inc.

MEMBER UPDATES

Doreen Donovan, NAHP-e, CPM recently joined Peabody Properties as Vice President of Administration and Quality Assurance.

In her new position, Doreen will establish and implement controls to document program compliance at the property level, including the development of systems, materials, staffing policies, procedures and requirements for employee training, internal controls, and oversight, reporting and administrative follow up. Doreen boasts more than 30 years of experience in multifamily asset and property management, specializing in the administration of affordable housing assistance. Prior to joining Peabody Properties, Doreen served as Vice President of Administration and Compliance for Corcoran Jennison Management Company.

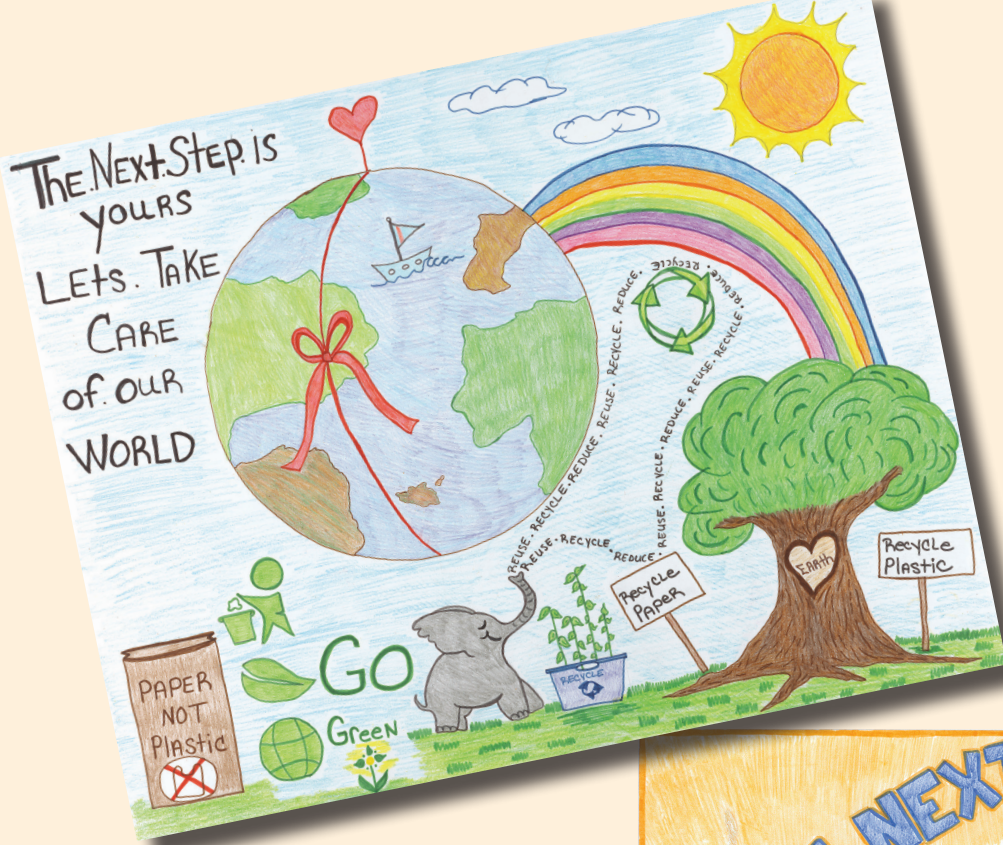
First Realty Management Corp., has been named managing agent for Olney Village, 40 affordable apartments currently under construction in the Olneyville neighborhood of Providence, RI. The nonprofit developer, Olneyville Housing Corporation, has already contracted with First Realty to manage many of its existing local properties, including Riverside Gateway and Olneyville Redux. Olney Village, the newest and largest of them, is being developed under the LIHTC program using funding from a variety of sources and overseen by Rhode Island Housing. Carmen Soriano, First Realty's property manager for Riverside Gateway and Olneyville Redux, has been appointed property manager for Olney Village, as well.

HallKeen Management, of Norwood, MA, is proud to announce that they have made an investment in MB Management, of Braintree, MA. Both companies have a long history of offering professional property management services throughout the Northeast. "This transaction is the best of all worlds for both companies. It allows both to operate independently while giving both access to complimentary resources of the other. The result will be superior service to clients and residents," said MB Management CEO Steve Roberts. Over the next 12 months, the two companies will largely operate independently while preparing for a full merger. The two portfolios will be fully integrated by May 2014. With MB Management's 2,700 apartments, HallKeen Management is slated to manage over 10,000 units of multifamily and assisted living housing by 2014.



Congressman Stephen Lynch, Quincy Mayor Thomas Koch, and Director of Quincy Elder Services Thomas Clasby, along with more than 100 others, celebrated the fifth anniversary of The Moorings at Squantum Gardens. Also present were residents of the 223-unit Marina Bay housing community, Moorings staff members and executives representing Peabody Properties, Inc., the company behind this affordable housing community designed to meet the special needs of seniors. A variety of programs, amenities and services are offered including access to the Peabody Resident Services, Inc. program. The October 11th event was a day of celebration and remembrance. Peabody Properties Chief Executive Officer Karen Fish-Will was joined by her sister Melissa Fish-Crane, the company's Chief Operating Officer, in leading a toast in remembrance of their late father, former Peabody Properties President Edward Fish. The Moorings at Squantum Gardens was especially meaningful – both personally and professionally – to Mr. Fish.

Castle Square Apartments has been awarded LEED for Homes' Multifamily Platinum Certification, the highest green building rating offered by the U.S. Green Building Council. Located on Tremont Street in Boston's South End and constructed in the 1960s, the property is a 540,000 sq. ft., mixed-use building comprising 500 affordable apartment units and 20,000 sq. ft. of retail space. Castle Square Tenants Organization owns and manages the property in partnership with Winn Companies.



THE WINNERS:

Left: Dion Price

Below: Aileen Cosme

Below Left: Sethonyem Quire

2012 POSTER CONTEST WINNERS

HONORED AT CONFERENCE WITH AN AWARDS CEREMONY AND WINNERS' RECEPTION



NATIONAL WINNERS

AILEEN COSME

Market Mill Apartments, Lowell, MA
Age 15, Peabody Properties, Inc.

SETHBONYEM QUIRE

Oxford Gardens, Providence, RI
Age 15, First Realty Management

DION PRICE

Hillside Village, Providence, RI
Age 15, Preservation Housing Management

REGIONAL WINNERS

HAILLEE SERGI

The Village at 815 Main Street, Wareham, MA
Age 5, S-C Management

EDWIN CARION

Market Mill Apartments, Lowell, MA
Age 6, Peabody Properties, Inc.

OSIRIS GERMAIN

Bowdoin Apartments, Malden, MA
Age 6, WinnResidential

MAX GANACHIA

Saugus Commons, Saugus, MA
Age 6, Corcoran Management

FARSIN SYED

402 Rindge Ave., Cambridge, MA
Age 8, S-C Management

TAHSIN RAZZAK

402 Rindge Ave., Cambridge, MA
Age 9, S-C Management

JHEIDY CONCEPCION

Hillside Village, Providence, RI
Age 10, Preservation Housing Management

DALEXSA RODRIGUEZ

Oxford Gardens, Providence, RI
Age 9, First Realty Management

KARIZMA TORRES

Hillside Village, Providence, RI
Age 9, Preservation Housing Management

TAMINA RAZZAK

402 Rindge Ave., Cambridge, MA
Age 13, S-C Management

ABIGAIL SHOBAJO

Glenark Landing Apartments, Woonsocket, RI
Age 15, Flagship Management

TERRY VOONG

Charles Newtown, Charlestown, MA
Age 17, WinnResidential

DION PRICE

Hillside Village, Providence, RI
Age 15, Preservation Housing Management

SETHBONYEM QUIRE

Oxford Gardens, Providence, RI
Age 15, First Realty Management

AILEEN COSME

Market Mill Apartments, Lowell, MA
Age 15, Peabody Properties, Inc.

EVELYN SODEC

The Moorings at Squantum Gardens, Quincy, MA
Age 73, Peabody Properties, Inc.

MARGARET LEE

Cardinal Medeiros, Dorchester, MA
Age 68, Peabody Properties, Inc.

MARTHA WALSH

The Moorings at Squantum Gardens, Quincy, MA
Age 74, Peabody Properties, Inc.

BRITTANY REMICK

Saugus Commons, Saugus, MA
Age 18, Corcoran Management

TIFFANY REMICK

Saugus Commons, Saugus, MA
Age 19, Corcoran Management



NATIONAL WINNER

Aileen Cosme, age 15, of Market Mill Apts. in Lowell, MA, was a triple winner, earning awards for the regional, national and NEAHMA T-shirt contests. She is shown here with her proud parents.



Charity CORNER

*Crossroads Rhode Island
Click for Hunger Drive*



SUSAN G KOMEN RACE: Team NEAHMA had its best year yet for participating in the Race, held October 20th in Boston, with 85 people on the team and more than \$12,000 raised. We would especially like to recognize ARS for their generous donation of \$10,000 to Susan G. Komen and the team. We would also like to recognize First Realty Management, Housing Management Resources, Corcoran Management and Peabody Properties for organizing such large walking teams. We encourage companies to have five or more people sign to walk, and we will add their logo to our team shirts—so start thinking now about upcoming races. We'll keep you posted on the dates.

ELIZABETH STONE HOUSE: Every holiday season NEAHMA partners with Elizabeth Stone House and their Adopt a Family program. Thank you to all the NEAHMA Members who contributed toys to more than 800 women and children. In addition, Lia Sophia Jewelry attended our annual conference and 20 percent of the proceeds from that sale will be donated to Elizabeth Stone House.

CROSSROADS RHODE ISLAND: We had our first Click for Hunger Drive on Facebook. Every new LIKE on the page resulted in a canned good for Crossroads. We have 147 friends who follow our page. NEAHMA donated 100 nonperishable canned goods during a visit to Crossroads. NEAHMA members were encouraged to bring a canned good to our conference this year as well, and we collected 20 items. In-kind donations such as these are always accepted at the NEAHMA office and trainings for Elizabeth Stone House and Crossroads Rhode Island.

KEYS FOR HOPE PROJECT: The Keys for Hope Foundation collects old keys from many drop-off locations around Massachusetts. They will send you a kit with all that you need. They take these old keys and have them scrapped for money, which they then directly donate to local food shelters and pantries. Drop off locations in apartment buildings or property management offices would be a convenient place for people to get rid of keys. The Foundation will provide you with buckets and flyers and will pick up the keys from each drop-off location once the buckets are full. This is an ongoing project; there is no deadline or specific time schedule for placement or pick-up of buckets. Contact Information: Project Team Member Arianna Talvy, aktalvy@suffolk.edu.

Sarah Kaufmann is Office Manager at NEAHMA.

▶▶▶ PROPERTY SPOTLIGHT ◀◀◀



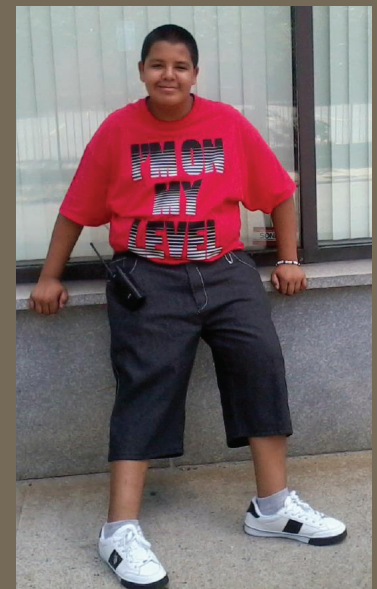
Volunteers Create Playground at Plumley Village

New England Patriots players joined more than 200 volunteers from UnitedHealthcare, the New England Patriots Charitable Foundation, The Community Builders, Inc., and Worcester residents to build a new playground at Plumley Village.

The volunteers worked with KaBOOM!, a national nonprofit organization dedicated to saving play by providing a great place to play within walking distance of every child in America. The Worcester playground, one of more than 150 such projects led by KaBOOM! this year, is the eighth playground created by KaBOOM! and UnitedHealthcare as part of the latter's "Do Good. Live Well." program, an employee-volunteer initiative to prevent hunger, diabetes and obesity.

"The Community Builders, Inc., is proud to work with KaBOOM!, United Healthcare and the New England Patriots to bring a new playground to our Plumley Village community," said Talmira Hill, Vice President of Community Life for The Community Builders, Inc. "Creating a safe, fun outdoor space where families can gather and children can play together is another important way this community is fulfilling its vision for success."

Xavier Robles is a 15-year-old committed and passionate resident who has volunteered at Plumley Village in a variety of ways. An incredibly positive person and role model to the younger youth, Xavier always seems to have a group of children following him around. He is interested in environmental and social justice issues, which has led to his work with the Worcester Roots Project, with an office in Plumley Village. Xavier helped in the planning of a community garden where 28 residents now have garden plots. He has also completed soil testing for the playground site built by KaBoom! and others, and is helping to plan for a Foodscape (edible landscape). Xavier is a self-taught deejay who has volunteered his time to provide music for a number of Plumley events including its Back to School Bash and Community Garden Celebration. Xavier also delivers monthly newsletters to every household, which is extremely important for residents to be aware of available opportunities in their community.



DATES TO REMEMBER

FEBRUARY

- 7 LIHTC File Audit
- 19 Basic Occupancy, Worcester, MA
- 19 RI Monthly Meeting
- 20 MA Monthly Meeting
- 21 CT Monthly Meeting

MARCH

- 7 LIHTC Determining Income, MA
- 12,13 (1 1/2 day) SHCM Prep Course/ SHCM Exam, Boston, MA
- 19 (1/2 day) Fair Housing On-Site Practices, MA
- 20 Lead Paint, MA
- 21 Assets 101//201, Worcester, MA
- 27 Understanding REAC, MA
- 27 Basic Occupancy, MA

APRIL

- 7 LIHTC File Audit, MA
- 23, 24, 25 Certified Professional of Occupancy (CPO), Norwood, MA
- 25 Financial Management/Budget Prep., Boston, MA

NAHMA Executive Director Addresses NEAHMA Members

NAHMA Executive Director Kris Cook had a sobering message for the attendees at this year's conference, outlining the "real world impact" of Congress's inability to pass a budget.

For example:

- HUD's FY 2013 budget request does not provide full funding for all 12-month contract renewals.
- The budget proposes cutting contract renewals by \$611 million below the FY 2012 appropriations.
- The budget request is \$1.1 billion short of what is needed to fund all contracts for their 12-month terms in FY 2013.

Under this funding proposal, 2/3 of HUD's Project-based Section 8 contracts would receive nine months or less of funding for their HAP contracts, depending on which month those contracts renew in 2013.

If Congress does not provide full funding for Project-based Section 8 12-month contract renewals in FY 2013:

- Some of the 1.3 million households receiving Project-based Section 8 assistance— including those who are elderly or disabled—could lose their housing;
- 100,000+ jobs generated by the program could be in jeopardy;
- \$460 million in local tax receipts could be lost; and
- \$13.6 billion in FHA insured debt could be at risk.

The best news, ironically, Cook said, is that Congress has already agreed to a six-month Continuing Resolution (CR) at 2012 appropriations levels (through March 31, 2013).

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