

SERVING THE OWNERS, BUILDERS, MANAGERS AND PRESERVERS OF AFFORDABLE WORKFORCE,
SENIOR AND DISABLED HOUSING IN NORTHERN CALIFORNIA, NEVADA AND HAWAII

TOUCHSTONE

Volume MMXI, Issue I

WINTER 2011

Changes in HUD's
"Hold Harmless"
Rules

Multi-Family Housing
Updates —

- Smoking
- Smoke Detectors
- Carbon Monoxide Detectors

PEP Housing Named
After Founder

2010 AHMA-NCNH
Conference Highlights



AFFORDABLE HOUSING MANAGEMENT ASSOCIATION
OF NORTHERN CALIFORNIA, NEVADA AND HAWAII
484 Lake Park Avenue, #402 Oakland, CA 94610
TELEPHONE: 510-452-AHMA (2462)
www.ahma-ncnh.org



TOUCHSTONE

AHMA-NCNH NEWSLETTER

Inside this Issue

<p>President Jan Peters Eden Housing Mgt</p> <p>Past President Barry Cammer Barcelon Associates</p> <p>First Vice-President Justine Minnis The John Stewart Co.</p> <p>Second Vice-President Judy Shepard-Hall Barcelon Associates Mgt.</p> <p>Treasurer Kathy Miles Christian Church Homes</p> <p>Secretary James Valva Bridge Property Mgt.</p> <p>Directors Analisa Anthony Satellite Housing, Inc. Kevin Carney EAH, Inc. Aleta Dwyer-Carpenter CNDC. Paul Gianfortone Carter Brothers Travis Hanna ABHOW Dianna Ingle EAH Housing Mike Liebe Mercy Services Corp. Karen K. McCay Pahl & McCay Lenaya Snell DKD Prop. Mgt. Co. Deborah K. Westby MidPen Housing</p> <p>Executive Director Paul D. Cummings, Jr.</p>	<p>Message from the Executive Director 3</p> <p>Tax Credit Update 5 <i>Held Harmless – Really????</i> <i>How About Hold Complicated????</i></p> <p>Multi-Family Updates 8 <i>Changes to Smoking Regulations</i> <i>Palo Alto Requires PhotoElectric Smoke Detectors</i> <i>Governor Schwarzenegger signs Legislation Requiring Carbon Monoxide Detectors</i></p> <p>Resident Screening 10 <i>A Decade of Resident Screening: 4 Points of Progress?</i> <i>Resident Screening Trends for 2011</i></p> <p>2010 Conference/Tradeshow Highlights 12 Housing Highlights 13 <i>PEP Housing Names Development After Founder</i></p> <p>Community News 15 <i>2010 Most Admired CEO Award</i> <i>2010 MetLife Foundation Award</i> <i>EAH Takes Over Management of Cloverdale Senior Apartments</i> <i>Johnston Center Residences Grand Opening</i></p> <p>Calendar of Events 16</p>
---	---

AHMA-NCNH is a non-profit, professional organization of property management companies and owners who specialize in the development and operation of multifamily affordable housing.

AHMA is dedicated to improving the professional skills and knowledge of personnel working in this special field, to industry representation, and to a better living environment for all residents of assisted housing.

Greetings AHMA Members,

The start of a challenging year for affordable housing.

For both those of you who have and have not been following the news out of Washington, DC the last few months, now is a good time for a recap of recent events and to discuss how they are going to impact those of us in the multifamily affordable housing industry.

Last November we had an election and in a nearly unprecedented turn of events, the Republicans went from a 258 to 178 minority in the House of Representatives to a 242 to 193 majority, a swing of 63 seats. While many of the talking heads on television and radio have talked about the red tide stopping at the Sierras, they need to look a little more closely at the map here in northern California. If you live in a congressional district that does not touch the Pacific Ocean or a body of water that directly feeds into it, you are now likely represented in congress by a Republican.

So why is this important? The answer is two-fold. First, the Republicans were elected on a platform to cut “big government” and second, all spending bills have to start in the House of Representatives. So, while the Democrats maintain control of the Senate and President Obama remains in the White House, those pesky spending bills, where your money comes from, are going to be highly scrubbed before they come out of the House for a senate vote and presidential signature.

If you listen to the current mantra from “reasonable” house Republicans, all they want to do is bring spending levels back to where they were in 2008. I mean that is just two years ago, how bad can that be. In fact, that is probably doable without too much hardship in most industries. Nevertheless, we are not most industries and, as you may remember, life back in 2008, when the administration was only partially funding the Project Based Sec. 8 Program, was not very good. How many of you received late payments 2008, having to wait for congress to pass a supplemental or special appropriation to pay your bills? Do you remember those partial year contract renewals? No, there is no way to look at 2008 and say that it was a good year for housing.

So what can be done about it? Plenty. It is essential that you establish and maintain contact with your representatives in Congress. You need to let them know that full-funding for the Project Based Section 8 program is essential. You have a contractual relationship with the government and the government needs to live up to its side of the bargain. Sure, the government needs to cut spending, but they shouldn't arbitrarily pick the worst year in memory for affordable house and replicate a crisis situation. Cutting back to 2009, would also save the government money and support the program.

(Cont'd on next page)

MISSION STATEMENT

As a non-profit association advocating quality communities and committed to fair housing, the Affordable Housing Management Association of Northern California, Nevada and Hawaii's (AHMA-NCNH) mission is to:

- Provide quality technical and professional development education for agents, owners, staff and residents.
- Interface actively with HUD and other regulatory agencies to address relevant topics/issues.
- Disseminate pertinent information to members on legal, legislative and regulatory issues.
- Encourage members, as needed, to be proactive on critical items.

Congress members do not want to hear from paid lobbyists or spokes people, they want to hear from real constituents. That is you, your co-workers, and your tenants. They need to know how many people you employ at the building and how many residents you are providing with clean decent, safe affordable housing. That is what is going to have an impact. You are not asking for more than your share of the government's resources, you have made a long-term commitment to work with the government to help eligible individuals have a decent place to live. Now the government needs to do its part.

Do not be forgotten, make your voice heard in Washington. Additionally, if you experience late payments or are offered a partial year contract renewal, please contact me immediately by email at pdcummings@msn.com.

On the bright side, the lame duck session of Congress passed and the president signed 202 and 811 reform legislation. Regulations implementing these new laws are still being written. The 202 legislation simplifies development and facilitates preservation of affordable, supportive, senior housing while saving the government money. Section 811 needed to be updated because the current program is not meeting the increasing demand for supportive housing units. The new law makes several important changes to the 811 program:

- Allocates funding to triple the number of supportive housing units built with federal dollars;
- Speeds up the process by allowing states greater involvement in the approval of projects;
- Provides incentives for federal supportive housing money to be partnered with state and private money in order to spread federal dollars out to build more supportive housing units.

This critical legislation will help stop the loss of affordable senior units.

Expect to read more about these issues in a future issue of Touchstone.

Finally, NAHMA is working to ensure that bed bug remediation is designated as an approved project expense. Currently, we are not aware of any owner/agent being denied funding for bed bug removal, though we are aware that in some parts of the country approval for funding is slow. If any, AHMA-NCNH member is denied funding for bed bug remediation, please let me know.

Here at AHMA-NCNH, we are working to bring you another great year of training. We will again offer a full curriculum of certification classes, including our first Fair Housing Certification (FHC) in two years. In addition to Specialist in Housing Credit Management (SHCM) and Certified Professional of Occupancy (CPO) we are again having Barry Weaver back to teach the curriculum to support the Credential for Green Property Management (CGPM). Look for information on these classes elsewhere in this issue.

Sincerely,

Paul D. Cummings, Jr.

Executive Director, AHMA-NCNH



Held Harmless – Really???? How About Hold Complicated????

By Brandon Flannery and Ricardo Castillo, MidPen Housing

As many of you know, most of our low income and affordable housing programs have used HUD income limits to establish maximum rents and income limits for our residents. These income limits are published annually and generally gave a property the ability to raise rents and income limits to keep up with inflation. In the past, HUD has also “held harmless” its income limits to insure that projects didn’t see reductions in rent. HUD had always maintained this “Hold Harmless” policy to avoid jeopardizing the financial feasibility to existing housing projects in instances where program rents were tied to Section 8 income limits. This was of particular importance for the LIHTC program because the maximum rent an owner may charge for a project’s low income units is based on the income limit the owner commits to in its minimum set aside.

Unfortunately for us Bay Area Assisted Housing Providers - beginning in 2010, HUD decided to end its’ “Hold Harmless’ policy and allow its income limits (used to determine Max Rent Limits) to fluctuate with the economy. The new policy will now allow income limits to decrease for the first time. And, the Bay Area saw reductions for the first time in many years – with most of our local counties impacted. HUD was gracious with a few caveats:

1. HUD agreed they would limit the change so that decreases and increases would never be greater than 5% or twice the national change in median family income – whichever is greater.
2. In order to accommodate programs financed by the LIHTC and Tax-Exempt Bond, HUD published special Multi-Family Tax Subsidy Program Limits (MTSPs). LIHTC and bond-financed projects will continue to have their income limits and rent protected from falling under the Housing and Economic Recovery Act of 2008 (HERA).

(Cont'd on next page)

save the date & sign up today



March 30 & 31, 2011

WATERFRONT PLAZA HOTEL
JACK LONDON SQUARE
OAKLAND, CA



April 11-13, 2011

DOUBLETREE HOTEL
2001 POINT WEST WAY
SACRAMENTO, CA 95815

SIGN UP ONLINE AT WWW.AHMA-NCNH.ORG/EDUCATION

AHMA-NCNH: celebrating 30 years of service to the community

3. While the HOME program wasn't included in the "Hold Harmless" Provision for the MTSPs, HUD did recognize the need to protect HOME program properties and elected to hold the HOME LO rents harmless while allowing the income limits used to determine HOME eligibility to fluctuate with the economy. HOME HI Rents will be allowed to decrease based on HUD Fair Market Rent (FMR) calculations. However, Income Limits will not be 'Held Harmless'

But what about some of our other programs – like our City/County Funded Programs such as AHP, City RDA or HCD?

According to HUD, State and Local Government program rents are calculated by the City or State Agency that is administering the program. HUD Guidance states that these rents should be held harmless, just as HUD is doing for the HOME program and HERA does for the MTSP program. Should is the operative word here! The City or State agencies MAY impose their own 'hold-harmless' rules when calculating rents, but at this time most do not have 'hold-harmless' guidance. **OUCH!**

For projects that combine financing with Tax Credit or Tax-Exempt Bonds as well as State and Local Agency Funds, our Regulatory Agreements with the State and Local Agencies refer to HUD Section 8 Income limits. As such when we combine these programs, the LIHTC or MTSP special limits can't always be used and as such we need to look to the lower HUD limits. This means that maximum rents may have decreased where we have State or Local subsidies.

We need to work together as a group to advocate with our State and Local Agencies asking for clarifications and/or modifications for properties containing Tax Credit or Tax-Exempt Bond Financing allowing the rent limits to be "held harmless".

How does this change effect our Future Developments?

As new projects come online, their unit rents and income limits are based on the currently applicable section 8 income limits. Our Tax Credit projects will be held harmless going forward, but our new properties might have lower

(Cont'd on next page)

save the date & sign up today



Feb 23 & 24, 2011

DOUBLETREE HOTEL
2001 POINT WEST WAY
SACRAMENTO, CA 95815

Sign up online at: ahma-ncnh.org/education



AFFORDABLE HOUSING MANAGEMENT ASSOCIATION OF NORTHERN CALIFORNIA, NEVADA AND HAWAII
celebrating 30 years of service to the community

rents than our older properties. Those Phase I and Phase II properties could be even more challenging to manage with even more rent programs! And, our development teams will find it even more difficult to get that pro forma to work!

When your development team works with local and state agencies for additional subsidies, it will be critical for them to insure that the agreements are looking to LIHTC or tax exempt bond income/rent limits not the Section 8 income limits to insure that rents cannot drop in the future life of the project. ■

Rent and Income Limit Hold Harmless Matrix

Novogradic & Company LLP

10/1/2010

	Income	Rent
LIHTC 9%	Placed in Service	Credit Carryover (1)
LIHTC with TE Bonds	Placed in Service	Credit Determination (1)
Tax-Exempt Bonds	Placed in Service	If held harmless, Placed in Service (2)
HOME	No	Prior Year (3)
Section 8	No	No (4)
State and Local Subsidies	Generally No (5)	Generally No (5)
USDA	Prior Year (6)	No (4)
CDBG	No	Maybe (7)
AHP	No	Placed in Service (8)

(1) In accordance with Rev. Proc. 94-57 the default for the rent floor election is the carry-over allocation for 9% projects and the date the agency issues a determination letter to the building for 4% projects.

(2) IRC Section 142 only prescribes an income limit. The hold harmless and HERA Special Income limits only specifically apply to income limits. Rent limits are determined on a state level by either the state allocation agency or bond issuer. If the rent limits are based on the MTSP limits then, the hold harmless and HERA Special income limits would apply to rent beginning with on the PIS date.

(3) The income limit is not held harmless for HOME projects; however, rents are held harmless on a county basis, similar to how Section 8 income limits used to be held harmless.

(4) Rent is not determined by the income limit.

(5) Hold harmless is determined by the agency providing the funding.

(6) The rent and income limits are held harmless on a county basis, similar to how Section 8 income limits used to be held harmless.

(7) CDBG affordable rent policies are set at the local level, by each grantee, and are likely to be tied to the Section 8 income limits.

(8) Rents can decrease but can not fall below the rent limit in place when the project was placed in service.

© Novogradac & Company LLP - 10/1/2010

This sheet is intended for informational purposes only. Please consult with your tax advisor before making any decisions based on the information shown here.

Note source: NOVOGRADAC, JOURNAL OF TAX CREDITS, NOV. 2010 (USED WITH PERMISSION)



A Few Changes to Smoking Regulations in Multi-Family Housing

Menlo Park

The Menlo Park City Council recently adopted an ordinance which regulates smoking in apartment communities. Effective November 28, 2010, the City will prohibit smoking in common areas on condominiums and apartments. This includes all indoor and outdoor common areas including halls, stairwells, lobbies, laundry rooms, eating areas, play areas, and swimming pool areas. Smoking is permitted inside individual apartment units, on private balconies/patios, on driveways or in parking lots, and in designated outdoor smoking areas.

Santa Clara County

The Santa Clara County Board of Supervisors gave preliminary approval to an ordinance that would prohibit smoking inside a unit at properties with two or more units in unincorporated Santa Clara County. If given final approval in mid-November, rental property owners would be required to implement non-smoking policies at their properties – however, existing residents would have 14 months before they would be prohibited from smoking inside their units.

Union City

Union City approves smoking ban. Effective in February, 2012, not only will smokers refrain from lighting up in Union City public spaces, landlords will also be required to ban smoking in apartments for any rental dwellings of two or more units. ■



Palo Alto Requires PhotoElectric Smoke Detectors

Following the lead of the City of Albany, the City of Palo Alto is now requiring the installation of photoelectric smoke detectors in new homes and businesses. The new requirement takes effect on January 1, 2011. Photoelectric detectors are about three times the cost of an ionization model we are typically using at about \$15.00 each. Photoelectric detectors are believed to limit the number of false alarms prompted by such things as smoke from stoves and steam from showers. At this time it appears that existing units are not required to retrofit existing homes and businesses. ■



Governor Schwarzenegger signs Legislation Requiring Carbon Monoxide Detectors

The new law requires that ALL residential property in the State of California with fossil burning heaters or appliances, fireplaces or attached garages must be equipped with a carbon monoxide detector. This includes fuel fired furnaces, gas water heaters, fireplaces and woodstoves, gas* stoves, gas dryers, or charcoal grills. As such, all single-family homes (owner or tenant occupied) with these characteristics must be equipped with a detector on or before July 1, 2011. All multi-residential units must be equipped with a detector on or before January 1, 2013. ■



Support the Vendors that
support Affordable Housing



To View Other Vendors That Support AHMA-NCNH go to:

<http://www.ahma-ncnh.org/buyers/>

A Decade of Resident Screening: 4 Points of Progress?

By Georgina Bockel, Sales Consultant at RentGrow, Inc.

What a decade it has been! A lot has changed and everyone has adapted to keep their business thriving. Let's take a look at four major points of progress in resident screening that have impacted both your business and ours.

1. Criminal Background Checks

Resident screening used to be credit-centric, with less than 15% of RentGrow clients running criminal background checks in 2000. Today, criminal data is accepted industry-wide as a critical component of applicant screening with over 95% of RentGrow clients using criminal data as a part of their resident screening process!

So, what contributed to this dramatic increase?

To start, technological advances changed the data landscape. Criminal data became more accessible and affordable as court houses and data providers began consolidating court records online. As the renter population became increasingly mobile, these online databases helped overcome data challenges with screening out-of-state applicants. Additionally, state courts began ruling that property managers would risk potential liability if they failed to use available resources to identify and reject criminal applicants, such as sex offenders or terrorists, which may threaten the safety of other residents. All of these factors increased the value of criminal screening and led the multifamily industry to embrace it.

2. Streamlining the User Experience

The multifamily trend to simplify and consolidate systems has changed how we all do business. People wanted fewer databases for better analytics and a streamlined user experience to minimize logins, platforms, data entry and training. Founded in 2002, Multifamily Information and Transactions Standards (MITS) initiated a coordinated effort to create shared data standards among multifamily vendors so that different software programs can "talk to each other."

3. More to Screening than Just Background Checks

Years ago, screening analytics were limited because of higher costs and technological limitations. Today's much improved data infrastructure and visualization tools make it possible to generate executive screening analytics more frequently, with faster delivery and better quality. Ask your screening provider how you can apply screening analytics to improve your business.

4. Consumer Awareness & Dispute Resolution

Today, credit monitoring services and the high exposure of digital identity theft has caused prospective renters to become much more aware of their personal data and its potential implications. As a result, they are more likely to challenge property managers and data providers if they suspect inaccuracies or discrimination. Consequently, it is invaluable to handle applicant disputes in a responsive way because you never want to wrongly reject a qualified applicant! Talk to your resident screening provider about their applicant dispute resolution process.

Georgina Bockel is the local sales consultant of RentGrow, Inc., the resident screening experts (www.rentgrow.com). She can be reached at bockelg@rentgrow.com or call (800)736-8476.



Resident Screening Trends for 2011

By Georgina Bockel, Sales Consultant at RentGrow, Inc.

2010 has been another challenging year for many as the economy continues to rebound, but optimism prevails as we enter 2011 and anticipate significant improvements industry-wide. We all look forward to the fresh start that a new year provides – reinventing the existing, transforming the negative to positive, and working together as an industry to prosper. As we set goals, plan budgets, and strategize for the year to come, keep in mind these resident screening tips and trends for planning your successful 2011.

Applicant Credit Trends

It is wise to understand the credit profiles of your applicant pool in order to best customize your screening criteria and accept all qualified applicants. Recently, two notable credit trends have emerged related to rental applicants with foreclosures and bankruptcies, as well as applicants with thin or no credit history.

1. **More rental applicants with “older” foreclosures and bankruptcies.**
2. When the housing bubble burst in 2008 and our nation fell into its current recession, there was a significant group of people who were immediately affected — the first to get laid off, lose their incomes, and see their strong credit histories deteriorate. As time has passed, many of these people are now beginning to re-emerge into the rental market with their credit delinquencies resolved. As an example, RentGrow has seen a 17.3% increase of applicants with foreclosures over 2 years old, from Q3 2009 to Q3 2010.

It is important to establish appropriate screening criteria with your screening provider to take advantage of this unique group of potentially qualified rental applicants.

2. Nearly 1/3 of rental applicants have thin or no credit.

Over 32% of applicants processed through RentGrow has thin or no credit history. RentGrow has seen this group of rental applicants grow consistently each year. Make sure you are adequately gauging and managing the opportunity associated with the large number of applicants in this category, as they can often present significant risk.

Work with your resident screening provider to understand how these applicants are performing at your properties, and whether you need to make any screening criteria adjustments, such as modifying deposit levels or conditional acceptance policies.

Online Leasing Continues to Grow

Online leasing is a growing technology in the multifamily industry that is proving an effective tool for capturing new leases and generating renewals. According to Multifamily Executive’s article titled “Online Marketing and Leasing to Dominate 2011 Multifamily Tech Spend,” Chicago-based AMLI Residential reports success using online leasing technology, stating that 67% of their leasing in 2010 was conducted online (MFE, 11/15/10).

When your online leasing goes from, let’s say, 4% to 30% of your lead generation, are you *and* your staff going to be ready?

NMHC’s 2009 Apartment Technology Conference and Exposition concluded that the business model is changing for property management companies as more operating functions are automated and more leasing is performed online. As a result, property management companies may need fewer—and possibly different—people staffing their properties (NMHC, 11/23/09). If you invest in online leasing technology, make sure your personnel align well with your online leasing initiative.

Adapt Screening Criteria to Trends

As always, market conditions, applicant traffic patterns and technology are going to evolve over time. It is important to stay up to date with resident screening trends so that you appropriately adapt your screening criteria for optimal results.

Contact your resident screening provider to discuss these trends and to better understand how your business is impacted.

Georgina Bockel is the local sales consultant of RentGrow, Inc., the resident screening experts (www.rentgrow.com). She can be reached at bockelg@rentgrow.com or call (800)736-8476.



2010 Tradeshow Highlights



Anita Moseman
Lectures "Best Practices"



Kim Ness, MidPen Housing
NAHMA Maintenance Professional of the Year Award



Travis Hanna shares his
recertification knowledge



Paul Gianfortone rocking the
Carter Brother's trade show booth



Jeff Urban of Urban Brothers Painting
having a good time.



Trade Show has a great Turn-out



Thanks to all of our Trade Show Vendors

PEP Housing to Name New Affordable Development After Founder

Petaluma, CA, November 16, 2010 — Today, PEP Housing announced that it will name its next affordable apartment complex after founder and board president emeritus Reverend Tim Kellgren.

Thirty-two years ago, Rev. Kellgren started PEP Housing with a few key volunteers who were concerned about the plight of Petaluma's seniors. He and fellow pastors Herb Bauck and Phil Hall got together over coffee to talk about the needs in Petaluma that the churches could be addressing. One theme kept recurring: the lack of good affordable housing for senior citizens. At the time, Santa Rosa had several hundred subsidized housing units for seniors, but Petaluma had none.

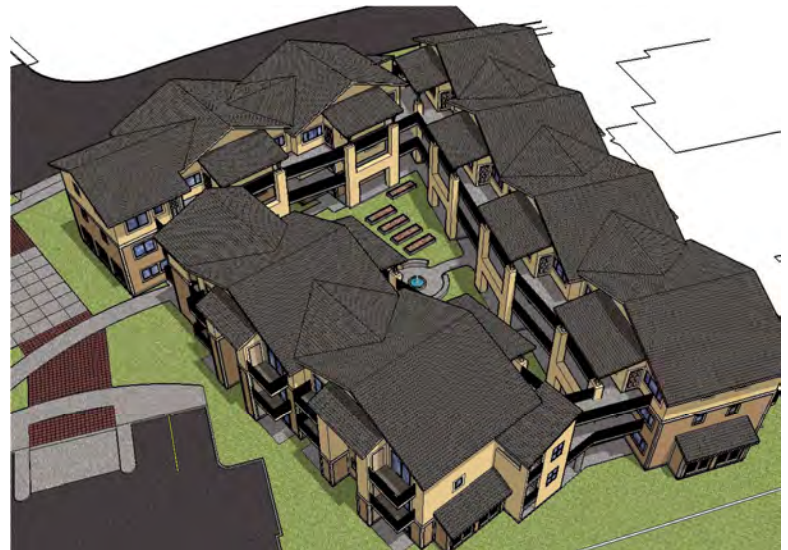
Through Rev. Kellgren's steadfast commitment and leadership, Petaluma Ecumenical Properties was born and still thrives today as PEP Housing.

Now in its 32nd year, the organization still operates by the principles set down by its founder Tim Kellgren. PEP Housing has developed 12 affordable apartment communities in Petaluma that are homes to approximately 300 seniors. In 2012, they will break ground on their 13th property in Petaluma – Kellgren Senior Apartments. Aptly named after the individual who inspired the organization, Rev. Tim Kellgren, this new 50-unit development will be located on Wood Sorrel Drive just off of North McDowell Boulevard.

"We are absolutely thrilled to honor PEP Housing's founder by naming our next Petaluma development after him," exclaimed Executive Director Mary Stompe. "In addition to starting the organization, Rev. Kellgren and Elim Lutheran Church have become long-time supporters that the organization can count on no matter what turn the economy takes."



Third-floor Courtyard View



Bird's Eye View

Kellgren Senior Apartments will provide quality service-enriched housing for extremely low- and very low-income seniors who are most challenged by exceptionally high rental housing costs. With PEP Housing's management and services philosophy and programs, residents maintain independence and dignity as they age. Kellgren Senior Apartments will have physical accommodations to meet the aging and accessibility needs of seniors. Resident units are designed with seniors' needs in mind and are

(Cont'd on next page)

Housing Highlights

(Cont'd from previous page)

adaptable as they age-in-place. On-site programs and amenities will maximize their quality of life. Supportive services to these elders will be enhanced through access to integrated resources as well as by service provider partners being able to reach more clients in a single location. There will be a full complement of activities that serve the interests and aspirations of residents, including ample opportunities for socialization and participation in intergenerational programs. Residents will be part of a supportive community, with resident management and services staff that is dedicated to the residents.

Funding sources for the development will likely include low-income housing tax credits, tax-exempt bond financing, HUD 202 funding, California State HOME funds, and City of Petaluma Redevelopment funds. PEP Housing will apply for HUD 202 funding for 42 of the 1-bedroom units and one 2-bedroom manager's unit. The balance of seven units will be non-PRAC units.

For more information about PEP Housing and their affordable apartments for seniors, visit their website at www.pephousing.com or call 707-762-2336.



NE View from McDowell



NNE View from McDowell

Founded in 1978 by a group of clergy and citizens concerned about the plight of seniors living in substandard conditions, PEP Housing has developed and now manages 13 properties with 287 apartments accommodating over 300 low-income seniors. PEP Housing properties are of the highest design and construction standards and incorporate innovative “green” building practices and Universal Design characteristics. Several new affordable housing developments in are in the pipeline for construction over the next few years.





Mercy Housing California President Receives 2010 Most Admired CEO Award

December 1, 2010 — Jane Graf, President of Mercy Housing California, was honored recently with the Bay Area 2010 Most Admired CEO Award in the large non-profit category. The San Francisco Business Times recognized 13 top executives from across California who demonstrated outstanding leadership in their industries this past year. With more than 32 years of experience in the affordable housing industry, Graf has been an invaluable part of the Mercy Housing team – both in California and nationally. Graf has served as President of Mercy Housing California for the last 17 years and is responsible for growth throughout the state. ■

Satellite Housing Wins 2010 MetLife Foundation Award

Satellite Housing is happy to be one of four recipients across the country of the MetLife Foundation Award for Excellence in Affordable Housing. Presented by Enterprise Community Partners, Inc. (Enterprise) and the MetLife Foundation, the award goes to community-based organizations who have shown exemplary leadership, innovation, effectiveness and quality operations and services in the area of affordable senior housing. “As the older population grows so does the need for housing that is affordable and healthy and that provides the services older adults need to remain in their communities,” said Dennis White, president and CEO of MetLife Foundation. Satellite was recognized for our recent green rehabilitation of St. Patrick’s Terrace, a five-story, 66-unit HUD Section 236 development built in 1972. The renovations to St. Patrick’s modernized the building and helped to revitalize the West Oakland community and its community of seniors. Because of the rehab, Satellite Housing has been able to reduce the operation and maintenance costs of the property and has added a new vibrancy to the building1 . ■

EAH Takes Over Management of Cloverdale Senior Apartments

EAH Housing has joined with King’s Valley Senior Apartments, an affordable senior community in Cloverdale, and has taken over as the property manager. EAH will sit on the board to work with the tenants to help make decisions regarding repairs and ongoing maintenance of the 98-unit development. “Aging properties such as King’s Valley have been in jeopardy of losing their affordability. Through joining forces, King’s Valley and EAH can ensure an affordable future for the community,” said EAH. King’s Valley Senior Apartments reached out to EAH Housing in early 2010 to provide professional property management services. EAH is taking over both property management and project rehabilitation for King’s Valley. The property was developed in 1973. ■

Johnston Center Residences Grand Opening

November 18, 2010 — Mercy Housing Lakefront, announced the grand opening of its newest property. The Center, located at 2150 S. 13th Street, has 91 apartments and will provide housing for individuals who have been homeless and disabled or who are at high-risk of homelessness. The property combines the adaptive reuse of the old Johnston Medical Center and new construction on an adjacent space. Forty-one of the units will house individuals who have been chronically homeless and disabled. The remaining 50 units will house people who are at high-risk for homelessness. ■



Napa Valley Community Housing Opens New Housing Development in Yountville

NVCH celebrated the Grand Opening of Arroyo Grande Villas as the newest affordable housing community in Yountville, CA. This 25-unit apartment complex features green elements such as solar, low VOC paint, tank less water heaters and lighting timers. It is located next to the luxury inn, The Bardessono. ■



Community News is used to impart information. Our readers like to see the names of people and communities they know, and it helps to build pride in the industry.

If you have community news you would like to contribute, please send to: pdccummings@msn.com

February 23 & 24, 2011 — Doubletree Hotel, 2001 Point West Way, Sacramento, CA

Fair Housing Compliance - FHC

8:00 a.m. — 3:00 p.m. Instructor: Travis Hanna

The Fair Housing Compliance (FHC) course is a comprehensive program offered by the National Affordable Housing Management Association (NAHMA) for property management staff. NAHMA's Fair Housing Compliance course trains managers and other leading personnel to understand complex fair housing regulations. Each participant will receive a copy of the NAHMA Fair Housing manual.

To register for this class: <http://www.acteva.com/booking.cfm?bevaid=215239>

March 30 & 31, 2011 — Waterfront Plaza Hotel, Jack London Square, Oakland, CA

Low Income Housing Tax Credit (LIHTC) and Specialist in Housing Credit Management (SHCM) Examination

8:30 a.m. — 4:30 p.m. Instructor: Anita Moseman

This course covers all of the key Low Income Housing Tax Credit program regulations; placed in service; credit period; compliance period; unit eligibility; unit transfers; next available unit rule; rent skewing; maximum rent; applicant eligibility; student households; income limits; income and assets; verification; initial-amount-interim certifications; file maintenance; set asides; minimum set asides; habitability and physical inspections; monitoring and reporting compliance; and recapture rules (among other topics). The SHCM Certification Exam is available to anyone meeting the program prerequisites.

To register for this class: <http://www.acteva.com/booking.cfm?bevaid=215904>

April 11 - 13, 2011 — Doubletree Hotel, 2001 Point West Way, Sacramento, CA

Certified Professional in Occupancy (CPO)

7:30 a.m. — 4:30 p.m. Instructor: Anita Moseman

This is a comprehensive program offered by NAHMA for property management staff in affordable developments, including LIHTC. It covers the new HUD 4350.3 Handbook in its entirety. This is a three-day program.

To register for this class: <http://www.acteva.com/booking.cfm?bevaid=216318>

September 15 & 16, 2011 — Santa Clara Marriott, 2700 Mission College Blvd., Santa Clara, CA

AHMA-NCNH 30th Annual Conference

To register for the Conference: *details coming soon*

Newsletter Advertising

	Member Pricing	Non-Member Pricing
Full Page Ad	\$260	\$325
1/2 Page Ad	\$210	\$275
1/4 Page Ad	\$155	\$220

- Ad files can be submitted in full-color, grayscale, or black & white
- We can work with most any file format (i.e. .ai, .eps, .jpeg, .pdf, .tif, etc) [Windows based system, Mac files are not convertible]
- Ads are recommended to be 300 dpi to ensure sharp display.

PRICING IS FOR ONE ISSUE; BULK PRICING MAY BE AVAILABLE