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## **Spear Management Group receives NAHMA's Community of Quality for Autumn Woods Apartments**

June 24, 2009 - Spotlights

The National Affordable Housing Management Association (NAHMA) gave Spear Management Group, Inc., AMO, national recognition as a Community of Quality (COQ) for outstanding management of Autumn Woods Apartments.

Through COQ national recognition program, affordable multifamily rental communities can be certified as having achieved a high standard of excellence in the way they are maintained and managed, the services they provide residents, the experience and training of personnel, and other criteria.

To be recognized as a national COQ, a rental community must receive a high score based on six criteria: physical inspections, employee credentials, financial management, programs, services, endorsements, photographs and reports.

As manager of a nationally recognized COQ, NAHMA acknowledged that Spear Mgmt. provides the highest-quality affordable housing to lower-income residents while adding value to its larger community. It scored high on inspection of its physical plant by an objective reviewer and on the quality of management reviews, audits, replacement reserves and other criteria. Its staff members were judged on their credentials, such as those earned through NAHMA (e.g., a Certified Professional of Occupancy, a National Affordable Housing Professional or a Housing Credit Certified Professional) or by credentials awarded by other industry associations or organizations.

Spear Mgmt. Group was honored for Autumn Woods Apartments' resident services and programs, such as its

- \* 6 years of onsite summer lunch & activities program for resident children
- \* 4 successful years of Afternoon enrichment and activities program for resident school-aged children
- \* Teen stop in program, after school program for resident teens
- \* Collaborative programs with the Boy Scouts of Mohegan Council, the Girl Scouts of Montachusett Council, etc.
- \* UMass Memorial Ronald McDonald Care Mobile, providing health and dental services through its mobile van services.
- \* Cultural community education program

Through partnerships with MassHousing's Tenant Assistant Program, South Worcester Neighborhood Improvement Corporation, Friendly House, Worcester Community Action Council's Worcester Youth Employment Initiative, and the Community Service Learning Program at Assumption College, Autumn Woods Apartments continually offers quality sources to services for its residents.

Among endorsements received by Spear Mgmt. were from District 3 city councilor, Paul Clancy;

executive director, Ronald Charette of South Worcester Neighborhood Improvement Corp.; residents, parents of children enrolled and formerly enrolled in programs on site, and former residents.

"There are thousands of providers of affordable multifamily housing in the nation," said NAHMA's president, Jim McGrath, NAHP-e, HCCP. "Spear Mgmt. Group is among the select few that have achieved the very highest standard of excellence in property management and in the provision of services to lower-income families. These services enable residents to attain high levels of self-sufficiency and success in their lives and for their families. The work done by Spear Mgmt. Group is a credit to its entire community."

Diane Andes, CPM, Spear Management's vice president said, "We are very appreciative of the recognition announced recently by NAHMA on bestowing the Community of Quality Award to Spear Mgmt. and its Autumn Woods apartment community. We are proud of the work that we do on a daily basis in our efforts to provide affordable apartment homes to low and moderate income families.

Our Autumn Woods community is an example of a well run rental community where we provide a beautiful and affordable place for families to call home while managing a multi-million dollar piece of real estate for its ownersâ€”both extremely important roles for management. We wholeheartedly welcome the award."

NAHMA is the leading voice for affordable housing advocating on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing. NAHMA holds a unique position in the industry as the advocate for professional multifamily management standards. It 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, fosters strategic relations between government and industry and recognizes those who exemplify the best in affordable housing. Founded in 1990, NAHMA's membership today includes the industry's most distinguished multifamily management companies and owners.

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