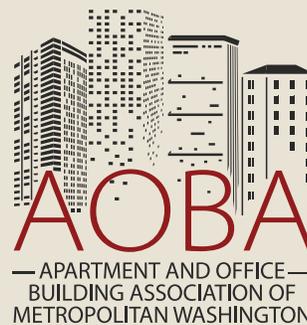


INSIDE

News & Advocacy Recap

July/August 2017



It takes a team! This crew from The JBG Companies took home the 2017 GRAND Local TOBY Award for the U.S. Department of Transportation building. Photo credit: Mary Godier/ Mary Elizabeth Creative

Look Ahead to Annual Golf Tournament on Sept. 11th

With summer upon us, members need to plan today to participate in AOBA's Golf Tournament on September 11th at Woodmont Country Club in Rockville, MD.

"AOBA's Golf Tournament just gets better and better for its members every year. Your Golf Committee is excited to bring the tournament back to Woodmont this fall," reports Golf Committee Co-Chair, Dani Bressler, Toepfer Construction Company, Inc. "Following the tournament, golfers and sponsors will again enjoy a lively networking *Continued on page 5 >>*

Commercial Management Teams, Engineers Win Prestigious Awards at 2017 TOBY Awards Celebration

It was a great night to celebrate! Congrats to all nominees and distinguished winners honored at the 33rd Annual **TOBY (The Outstanding Building of the Year) Awards** program. More than 300 members attended the June 15th dinner event at the elegant Fairmont Washington hotel.

The following are **2017 local TOBY winners** listed by award category:

- *100,000 – 249,999 Square Foot Building*
Center for Strategic & International Studies, managed by CBRE
- *250,000 – 499,999 Square Foot Building*
Crystal Gateway North, managed by Vornado/Charles E. Smith
- *Over 1 Million Square Feet*
GRAND LOCAL TOBY Winner: U.S. Department of Transportation, managed by The JBG Companies
- *Renovated Building*
Silverline Center, managed by Washington REIT
- *Historical Building*
1101 17th Street, managed by Vornado/Charles E. Smith *Continued on page 7 >>*

New Research: DC Area Needs 127,962 More Apartments by 2030



An aging population, international immigration and fewer home purchases are **resulting in an increased, national need for new apartments. The Washington, D.C. metro area is expected to need 127,962 new apartments by 2030 to keep up with local demand**, according to a new study commissioned by the National Multifamily Housing Council (NMHC) and the National Apartment Association (NAA).

In the D.C. metro area (defined as Standard Metro Statistical Area):

- An average of 7,209 investment-grade units were *Continued on page 6 >>*

JUNE 2017

Advocacy Recap DISTRICT OF COLUMBIA

Note: This content, plus more detail, appeared in the June At Issue – DC edition.

COUNCILMEMBERS CONTINUE TO SEEK CHANGES TO PAID LEAVE LEGISLATION

While the Universal Paid Leave Act of 2016 (“2016 Act”) has taken effect and recently received implementation funding in the FY 2018 budget (*see Budget article*), the Council continues to seek changes to the legislation. Councilmember Cheh introduced the “Universal Paid Leave Amendment Act of 2017,” which would modify the 2016 Act the legislation so that the cost of paid leave would be shared by both covered employees and covered employers. This model is similar to what other jurisdictions currently offer. The legislation would also lower the amount a covered employer will contribute to the Universal Paid Leave Implementation Fund from 0.62% of the wages of each of its covered employees to 0.2%. To cover the reduction to employers, the proposed bill adds a new subsection that would require covered employees to also pay a fee (not a tax) of 0.42% of the covered employee’s wages to an Implementation Fund. This paid leave bill has been referred to the Committee of the Whole, like others before it.

In addition, Councilmember Evans introduced another bill, the “Large Employer Paid Leave Compensation Act of 2017”, that maintains the six weeks for family leave and eight weeks for parental leave and would be applicable to an employee who works for at least six months with a covered employer. However, this bill amends the Accrued Sick and Safe Leave Act to increase the length of benefits and expand definitions.

It also establishes a hardship exemption for those employers that are financially or operationally unable to provide paid leave compensation, and mandates that the Mayor conduct a study analyzing the expansion of paid-leave compensation to District residents who work outside of DC or who are not currently covered by the Act. *Please share your feedback and thoughts on these recent versions of paid leave bills by emailing Kirsten Williams.*

DC COUNCIL BUDGET HIGHLIGHTS

After weeks of hearings and fierce advocacy, the DC Council on June 13 unanimously approved a \$13.9 billion budget for FY 2018, representing a 3.7 percent increase over last year’s budget. Final inclusions that impact members include:

- **Rental Housing:** OTA received a 6% budget increase, two additional Attorney Advisors to provide legal assistance to residents and a Program Analyst to conduct economic research on rental trends and analysis. OTA will also receive over \$1 million to “improve housing affordability” through an increase in the rental unit fee from \$21.50 to \$25. *The fee was set to increase to \$30; however, AOBA successfully advocated for a moderate increase since the fee had not been increased in nearly 10 years.*
- **Affordable Housing Preservation:** A \$10 million fund dedicated to preserving existing low-cost housing was added to help DC acquire and rehabilitate affordable housing projects.
- **Returning Citizens Support:** The Council also funded the “Fair Criminal Records Screening for Housing Act,” also known as the “ban the box on housing” law, that prohibits housing providers from running a criminal background check until after they’ve made a conditional offer to the applicant.
- **Paid Leave Implementation:** The remaining \$20 million towards the full \$40 million implementation cost of the Universal Paid Leave program was included, allowing for the program’s implementation to move forward.

LEGISLATION SEEKS TO CREATE TASK FORCE TO ANALYZE OFFICE SPACE CONVERSION TO AFFORDABLE HOUSING

Councilmember Robert White introduced a bill to establish the Office of Affordable Housing Task Force, a panel that, if created, will issue recommendations to create public-private partnerships with the ultimate goal of converting vacant office buildings into below-market rate affordable housing units. The bill, the “Office to Affordable Housing Task Force Act of 2017,” calls for a task force of 11 members—including affordable housing advocates, engineers, for-profit developers, city agencies and a low-income renter—to determine whether the transition of existing vacant commercial space to affordable units would address the city’s shortage of such units. Notably, the current composition only includes a single apartment or commercial building owner representative.

NOMINATIONS OPEN FOR DC’S SUSTAINABILITY AWARDS

If you live or work in the District, you may nominate your favorite sustainability champion, green business, or non-profit partner for a **District Sustainability Award**. If you are interested in nominating a business or person, send DOEE a brief summary describing the sustainability project or activity. For details, visit the District Sustainability Awards site; nominations and applications are due on Aug. 1, 2017. ■



Talking Taxes: At a DC Tax Policy Committee meeting in May, Real Property Tax Appeals Commission (RPTAC) Chairman Gregory Syphax and Vice Chairman Richard Amato discuss the 2016 appeals season and upcoming changes to the appeal process with AOBA members.



JUNE 2017 Advocacy Recap MARYLAND

Note: This content, plus more detail, appeared in the June At Issue – MD edition.

HOGAN VETOES EMPLOYER SICK LEAVE MANDATE

Maryland Gov. Larry Hogan has vetoed legislation that would have required all Maryland employers to offer sick leave benefits to their employees, effective Jan. 1, 2018. Legislative leaders have vowed to override the veto, either at a special session of the General Assembly later this year, or next January when they return for the 2018 session.

In announcing his veto, Hogan signed three Executive Orders: (1) Creating an executive branch task force to study sick leave policies and develop emergency legislation for the 2018 session; (2) Extending sick leave to contractual state employees in the executive branch; and (3) granting a procurement preference to employers that provide sick leave.

While HB 1 was flawed in many respects, Maryland employers now seem to have

the worst of all worlds: uncertainty of what sick leave policy to implement next January and the prospect of a new law taking effect next year on 30 days' notice if the Governor's veto is overridden.

Members are encouraged to compare their current sick leave policies to HB 1 in case the legislation becomes law next January. AOBA will seek legal guidance to reconcile differences in those two enactments.

COURT DECISION EASES PROOF FOR LEAD POISONING VICTIMS

The Maryland Court of Appeals, in a 6-1 decision, has made it easier for individuals to meet their burden of proof in cases concerning lead poisoning. In the case of *Terrence Rogers v. Home Equity USA Inc.*, the Court found that for a case to proceed, a person claiming lead poisoning need only demonstrate a subject property as a "reasonably probable" source of the poisoning, and need not rule out all other possible sources of lead exposure.

WSSC RATE STUDY SUGGESTS COST SHIFTS

WSSC recently released a Cost of Service Study that evaluates the costs of serving different types of customers and the revenues paid by those customers. The report found that: residential customers were significantly underpaying for water and sewer service; multifamily residential customers were underpaying for water

service while slightly overpaying for sewer service; and non-residential customers were significantly overpaying for both water and sewer service. AOBA members should continue to monitor this issue as WSSC works toward the adoption of a new rate system effective July 1, 2018.

WSSC RATE INCREASE OF 3.5% APPROVED

The Montgomery and Prince George's County Councils have approved a 3.5% average water and sewer usage rate increase for WSSC, effective for July 1, 2017. There would be no change in charges for the Account Maintenance Fee or the Infrastructure Investment Fee.

Prince George's County Update

Nonconforming Use Bill Hits Older Properties

Legislation has been introduced to the Prince George's County Council that would impose retroactive and difficult requirements for properties with nonconforming uses. CB-49-2017 was introduced by Council Member Deni Taveras and the bill is being considered by the Planning, Zoning and Economic Development Committee. AOBA members with nonconforming use properties in Prince George's County should closely review and take action on this legislation by contacting members of the Prince George's County and advising AOBA Maryland VP Ron Wineholt how this bill would impact your nonconforming use properties.

Continued on page 7 >>



Maryland Members Meet: More than 30 AOBA members met with Prince George's County Sheriff Melvin High and his staff on April 20 to discuss the evictions process.

Montgomery County Update

Form for New Posting Requirement is Available for Housing Providers.

Effective June 10, all housing providers must display a DHCA approved sign that includes information in English, and multiple languages about filing a complaint and prohibited retaliatory practices. See June edition of *At Issue—Maryland* for details.

DHCA Publishes Proposed Regs for New Inspection Protocols

Current law, as established in B19-15 Landlord – Tenant Relations – Licensing of Rental Housing – Landlord-Tenant Obligations (See revised Sec. 29-22), directs DHCA to establish criteria for annual inspections of "troubled properties." Specifically, B19-15 requires the agency to inspect, at least once each year, any rental housing which, after inspection, the DHCA director determines to be a troubled property under a procedure established by regulation. **MEMBER ACTION:** Members are encouraged to review the proposed regulations and submit comments to Nicola Whiteman by July 14. AOBA will incorporate member feedback into formal comments filed with the agency. ■



JUNE 2017 Advocacy Recap VIRGINIA

Note: This content, plus more detail, appeared in the June At Issue – VA edition.

AOBA VIRGINIA PAC TO ENGAGE AGGRESSIVELY IN IMPORTANT 2017 ELECTION CYCLE

Virginia's election cycle is unique. It is one of only two states to hold its state and local elections in odd years. This year's election cycle will feature contests for all 100 seats of the Virginia House of Delegates as well as the statewide Constitutional offices of Governor, Lieutenant Governor and Attorney General.

AOBA's Virginia PAC has adopted an aggressive budget that will support more than 70 candidates in legislative races across the Commonwealth whose voting records and policy platforms align with the industry, in order to foster a hospitable climate for commercial and multifamily real estate owners/managers in Virginia. Your association's Virginia Government Affairs staff will participate in numerous fundraisers this summer and fall to support those candidates who receive the PAC's endorsement. This political engagement not only fosters a positive business climate by help-

ing to elect pro-business candidates whose ideals and policy platforms align with those of AOBA's member companies, but it also helps to open doors to our advocacy team as they build strong working relationships and educate elected decision-makers regarding the implications of various policies. This supports our advocacy program as we strive to protect members' interests—including guarding against burdensome tax increases and onerous regulations; controlling energy costs; and promoting responsible housing regulation.

The PAC has not yet made endorsements in the statewide races for which the major political parties held their primary contests earlier in June. As anticipated, in the June 13 primary contests, Lieutenant Governor Ralph Northam and former Republican National Committee Chairman Ed Gillespie won their respective parties' nominations to run for Governor in November. Northam (D) and Gillespie (R) will square off at the top of the ballot in November.

Further down the ticket, State Senator Jill Vogel (R-Winchester) will face Democrat Justin Fairfax, an Assistant U.S. Attorney in Northern Virginia, running for Lieutenant Governor. Republican candidate John Adams will run for Attorney General against incumbent Democrat Mark Herring, who will seek reelection to the position.

MEMBERS ASKED TO CONTACT ADMINISTRATION TO STOP COSTLY MISAPPLICATIONS OF FIRE CODES

For years, invalid and unenforceable

provisions of the International Fire Code have been allowed to remain in Virginia's Statewide Fire Prevention Code. This has resulted in ambiguity and uncertainty regarding which sections apply, and the division of responsibility between building code and fire officials. This lack of clarity has led to numerous examples of misapplications of the fire codes by local officials in which building owners have been ordered to perform costly and unnecessary building upgrades not required by the state.

The Board of Housing & Community Development has initiated a code change to remove these invalid and unenforceable provisions from Virginia's Statewide Fire Prevention Code. **Member engagement is needed to help ensure the proposed change is approved by the administration.**

The Virginia Fire Prevention Association (VFPA) has launched a campaign to stop the removal of these provisions. Failure to approve these changes now would effectively defer action for another three years, to the 2018 codes development cycle.

AOBA has weighed in with the Secretary of Commerce to support the immediate removal of the invalid provisions, condemning the VFPA's disingenuous push to further delay. Other business organizations have joined AOBA in speaking out in favor of the change. However, VFPA is making a strong effort to engage their grassroots supporters. The administration needs to hear from affected businesses and property owners to balance out this campaign. ■

Utility Update

Members Invited: Utility & Energy Market Update

AOBA will host the next Utility and Energy Market Update on Wednesday, **August 2 from 11:30 am to 1:00 pm** at AOBA's NEW office. Lunch will be provided. Meeting topics will include DC Water rates, an energy market briefing, and utility updates for electricity and natural gas in DC, Maryland, and Virginia. RSVP online or by emailing April Kreller, akreller@aoba-metro.org

Increase to Fuel Rate Proposed for Dominion Virginia Power Customers

On May 4, 2017, Dominion Virginia Power filed its Application and Direct Testimony with the State Corporation Commission (SCC) requesting an increase to the fuel rate (Rider A) effective for usage on and after July 1, 2017. Dominion seeks to increase its fuel factor from the currently approved level of 1.971 cents/kWh to 2.383 cents/kWh, pending SCC approval. ■



VAMA, AOBA Host Seminar: Virginia members learn from Patrick McCloud, Virginia Apartment Management Association, who helped AOBA host a complimentary June seminar on "Navigating the Assistive Animal Challenge & Fair Housing Requests."



Jeanne Clarke Receives Charles E. Castle, Jr. Award

Warmest congratulations to AOBA's Jeanne Clarke (fourth from left), who was presented with the 2017 Charles E. Castle Award in May for her dedicated service to the James E. Duckworth School for children with disabilities in Prince George's County.

Erin Porch, Chair, AOBA's Community Outreach Committee, spoke about Jeanne at the award ceremony: "The Charles E. Castle, Jr. award is given to a volunteer who has demonstrated an outstanding and sustained commitment to the James E. Duckworth School. It is named after Charlie Castle who was a tireless advocate for the Duckworth School for over 21 years. His work with the school grew from a personal commitment through his church to a large-scale operation that has endured for almost a quarter century.

During that time, hundreds of volunteers have spent thousands of hours, donating their considerable talents and financial support to the Duckworth community. Charlie showed us the way, and this year's recipient helped most of us walk the path. Some of the sentiments expressed about Jeanne included: 'she has been extremely dedicated to the Duckworth School for 15 to 20 years and it's clear that supporting Duckworth isn't a job but a driving passion' and 'she is almost always the first one to arrive, the last to leave with a smile on her face, a giving heart and a work ethic that we can all learn from.' ■

Special thanks to the following member firms for generously supporting the 2017 Clean Up Day and Special Olympics Challenge Day at the James E. Duckworth School:

Acadia Windows & Doors | Ace Fire Extinguisher Service, Inc./Castle Sprinkler Alarm, Inc.
Admiral Security Services | Allied Universal Security | ABM On Site Services
AOBA Associates Coalition Team | Beech Land Management | Blake Real Estate, Inc.
Boston Properties | Brightview | Building Maintenance Services, LLC (BMS)
Capitol Concierge, Inc. | Career Strategies | Certa Pro Painters of Rockville
Central Wholesalers, Inc. | Classic Concierge, Inc. | Columbia Property Trust
CSI International | Cushman & Wakefield | Daycon Products Company
Gates, Hudson & Associates, Inc. | Hawkins Electric Service, Inc.
Humphrey Management | Impact Office Products | Kastle Systems
Knights of Columbus and Ladies of the Knights | Laz Parking Mid-Atlantic, LLC
LSR Refinishing | On-Site | Owl Pest Prevention | P & R Enterprises, Inc.
Pioneer Building Services | Prince George's Community College
Premier Landscapes, LLC | Quality Air Services
Raine & Son, LLC Plumbing & Heating | Real Projectives
ROSS Management Services | ServPro of Rockville Olney | SP+
Southern Management Corporation/Powder Mill Village | Stuart Dean Company, Inc.
Toepfer Construction Company | Total Quality Building Services | TRC Engineering
VITO Plumbing, Heating & Air Conditioning | Warfield & Sanford Elevator
WPS Disaster Management

GOLF TOURNAMENT *Continued*
from page 1 >>

party with great food, music, prizes and activities. The Tournament sells out, so don't miss it," she adds.

Kathy Card, Brookfield, says: "I look forward all year to AOBA's Golf Tournament. I wouldn't miss the best golf event in our industry!"

Golf is available for purchase and space is limited! Some great sponsorships include: Premier (includes foursome); Pit Stop; Hole in One Split; Chipping Challenge. Contact Pam Oeler, poeler@aoba-metro.org for your reservations!

You'll be in good company! Property management member companies participating include:

- Akridge
- Blake Real Estate, Inc.
- Boston Properties
- Brookfield
- CBRE
- Cushman & Wakefield
- Grady Management, Inc
- JLL
- Kettler Management
- William C. Smith + Co.

Special welcome to new sponsor of the Open Bar, IMG Technologies, Inc.

Check out the *Upcoming Events/Golf Tournament* page at aoba-metro.org for a listing of all our generous sponsors to date! ■

Flipping the Script: Shelters to Shutters 2016 Annual Report

In 2016, AOBA's Community Outreach Committee agreed to support **Shelters to Shutters**, a unique nonprofit that transitions individuals and families from homelessness to self-sufficiency by working with multifamily property management firms to provide employment and housing opportunities. Thanks to AOBA members for partnering with this organization over the past year. Check out their 2016 Annual Report at shelterstoshutters.org. ■

DC AREA NEEDS 127,962 MORE APARTMENTS *Continued from page 1 >>*

built annually between 2011 and 2016, according to data from Axiometrics. The metro area will need to average 9,140 units (5+) per year in the coming years to meet the expected demand—at all price points.

- The DC metro area is ranked #9 out of 50 metro areas in terms of projected apartment demand by 2030.
- Hoyt estimates that there are currently 646,889 apartments in the DC metro area, with residents that span the age and income spectrum.
- DC area apartment developers, owners and managers and their residents contribute \$24.9 billion to the local economy annually.

In addition, the Washington metro area ranks #23 out of 50 metro areas in terms of hardest cities to add necessary new apartments, according to new research from Hoyt Advisory Services (HAS), also commissioned by NMHC and NAA. Fifty metro areas were ranked based on specific factors. In late June, in conjunction with the research, NAA and NMHC released Vision 2030, a set of recommendations for policymakers at all levels of government on how to lower barriers to development and better address the current and future housing shortage.

Learn more at www.WeAreApartments.org/data/metro/washington-dc. ■

UPCOMING EDUCATION PROGRAMS

Details at aoba-metro.org/Events

Sept 14 – Rising Leaders Network – Session #3 – 2:30 to 5:00pm at 900 7th Street, NW, hosted by Akridge, followed by a networking reception at a nearby venue. If you are a property manager and would like to attend this one session, the fee is \$150.

TOPIC: Success Accelerators & Industry Leader Dialog: This special session includes a **panel dialog with members of AOBA's Board of Directors** who will discuss success skills and valuable lessons learned.

Sept 19 – Emergency Preparedness Seminar for Multifamily Professionals – 8:00 to 11:00am, 10023 Greenbelt Road in Lanham, MD hosted by Southern Management. This unique seminar will feature Prince George's County police and fire officials providing safety and security tips, as well as lessons learned from experts on emergency preparedness best practices for apartment communities.

Oct. 5 – 2017 Emergency Preparedness Seminar for Commercial Property Management and Security Professionals – 8:30 to 11:00am, 1200 K Street, NW, hosted by Brookfield. This year's seminar will focus on the strategic use of technology during an emergency, as well as lessons learned from the 2017 recipients of AOBA's KEEP Awards.

Oct. 19-20 – BOMA International's Pilot Course: "Measuring Financial Returns" – 8:30am to 4:30pm both days, at BOMA International, 1101 15th St, NW, #800. This "pilot" course, taught by expert instructor and BOMA Fellow Marc Fischer, InspiRE Real Estate Services, is *complimentary* for AOBA members. Space is limited to 15; first-come, first-served. This course is targeted for commercial property managers with 3-5 years' experience. Qualifies for BOMI continuing education credits for RPA, FMA, and SMA.

Fall RPA Classes – Don't miss these outstanding RPA classes that AOBA will offer this fall:

- **RPA – "ENVIRONMENTAL HEALTH AND SAFETY ISSUES" (Required)**
Oct. 31-Nov. 2 (Accelerated) from 8:00am to 4:00pm; INSTRUCTOR: Chris Baker, VP of Operations, Hillmann Consulting, LLC at AOBA
- **RPA/FMA – (Accelerated) "DESIGN, OPERATION AND MAINTENANCE OF BUILDING SYSTEMS, PART I" (Required)**
Nov. 16-19 (Thursday–Sunday) from 8:00am to 2:00pm; INSTRUCTOR: Bill Clark, Director of Operations, Blake Real Estate, Inc. at 1425 K Street, NW. ■

BOMA International UPDATE

Sharing Lessons Learned from Conference in Nashville

Watch this space in our September/October issue for news from the BOMA International Conference in Nashville, TN in late June! Special thanks to AOBA Board member Caroline Kruger, Boston Properties, for "carrying the AOBA flag" at the 2017 BOMA conference.

Take Advantage of Summer Discounts on BOMA Guides

The ADA Standards have changed—is your building compliant? **BOMA's Guide**

to the 2010 ADA Standards specifically addresses the next generation of accessibility rules and regulations. This guide is discounted 20% for the month of July.

BOMA's **Guide to Developing a Standard Operating Procedure Manual** provides a straightforward, organized process for property professionals looking to create or update an indispensable SOP Manual for their building or company. This guide is discounted 20% off during the month of August.

Purchase these and other BOMA publications at store.boma.org ■



Climbing the TOBY Ladder: Celebrating their "Grand Regional TOBY Award" this spring are, from left to right: Judy Tria, Allison Fredericks, Jamie Medlay and Nicole Myers – all from First Potomac Realty Trust. At press time, the winning First Potomac building was competing for an international award at the BOMA Conference in Nashville, TN.

Commercial Management Teams, Engineers Win Prestigious Awards at 2017 TOBY Awards Celebration

Continued from page 1 >>



The evening also featured the presentation of the **2017 Commercial Engineer of the Year Awards** to professionals in three categories: *Chief/Lead Engineer*: **Mike Keely, CBRE**; *Building Operating Engineer*: **Michael Morgan, Brookfield**; and *Maintenance Tech/Maintenance Mechanic*: **Charley Chavez, Boston Properties**.

The second-annual K.E.E.P. Awards were also presented. Developed by AOBA's Emergency Preparedness Committee, this program is designed to recognize "Knowledge and Excellence in Emergency Preparedness."

2017 K.E.E.P. Award recipients are: **1250 Connecticut Avenue, NW, managed by Brookfield**; **1730 M Street, NW, managed by Vornado/Charles E. Smith**; and **2345 Crystal Drive, managed by Vornado/Charles E. Smith**.

Check out photos from the evening on AOBA's website or on AOBA's Facebook page.

THANKS TO OUR 2017 TOBY AWARDS SPONSORS:



SILVER

Building Maintenance Services, LLC (BMS) | Constellation
Direct Energy Business | Vornado/Charles E. Smith

FLORAL

Premier Landscapes, LLC

SEMINAR

Akridge

BRONZE

Brookfield | The CBMC Group | Classic Concierge, Inc. | Derick Associates, Inc.
Healthy Buildings | JLL | Total Quality Building Services

PATRON

Boston Properties | Flynn Architectural Finishes, Inc. | LSR Refinishing, Inc.
Manders Decorating Company, Inc. | Stuart Dean Company, Inc.

KEEP AWARD SPONSORS:



NAA UPDATE

Protect the Lease Campaign

The National Apartment Association (NAA) recently announced the launch of a national grassroots campaign focused on advocating for smart tax policy that promotes economic growth, job creation and investment in neighborhoods and communities.

Initiated in partnership with the National Multifamily Housing Council, the "Protect the Lease" campaign's objective is to ensure that the Trump administration and Congress understand what's at stake for the national apartment housing industry and, ultimately, the U.S. economy, as they look to overhaul the U.S. tax code. To learn more, visit ProtectTheLease.com. ■



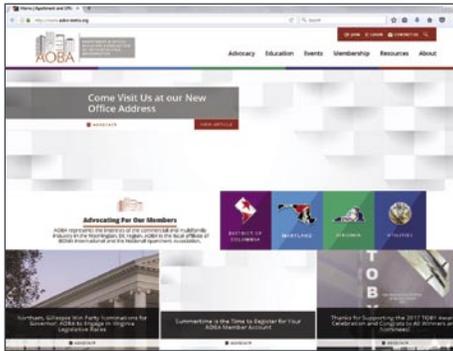
Apartmentalizing in Atlanta: Representing the Association at the annual NAA Education Conference in Atlanta in June are (left to right): Melissa Steele, E and G Group; AOBA President Arianna Royster, Borger Management, Inc.; and Nicola Whiteman and Peggy Jeffers, AOBA.

MD ADVOCACY *Continued from page 3 >>*

Budget Adopted/ Tax Rate Unchanged

The Prince George's County Council approved a \$3.8 billion operating budget that would not change the current tax rate of \$1.00 per \$100 of assessed value for real property. The budget increases funding for several departments, including funding additional positions for 200 police officers, 115 fire/EMS personnel and 25 new Deputy Sheriffs. The budget would also provide \$5.1 million for the County's Housing Investment Trust Fund to support new programs for workforce housing gap financing and assistance to first time homebuyers. ■

Summertime is the Time to Register for Your Member Account



If you have not yet taken a few moments to register for your online AOBA member account, please do so!

Having a **“Member Compass”** allows you to:

1. Pay invoices, keep track of paid invoices, or check for any outstanding invoices.
2. **Register for upcoming events taking advantage of the member rate!**

3. **Update or change any information on your “Profile”**

4. **Access Members Only pages.** You must always be logged in to access the Member Directory, advocacy pages, and register for member only events. You will know if you are logged in because your name will appear at the top right of the screen. If you do not see your name, it means you are not logged in.

Please download the easy 4-step instructions from our home page today. It only takes a few moments to register!

If questions arise, please contact Eliot Hubbell, ehubbell@aoba-metro.org. ■



An Open Invitation to Visit Us

AOBA has moved around the corner to new modern space at **1025 Connecticut Avenue, NW, Suite 1005, Washington, DC 20036**. Our phone and fax numbers remain the same. Please make a note and plan to visit us at our new location.

Photo credit: Chris Gasper, AOBA Intern ■

Printed on paper with 55%
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