

PAHMA Annual Report for 2008

As a non-profit organization that is an industry trade group for affordable housing owners and managers, PAHMA is dedicated to educating and supporting the affordable housing industry in the Western Pennsylvania area.

During the year PAHMA sponsored the following seminars and workshops:

April 17th – Tax Credit Seminar – Four Points Sheraton, Warrendale, PA. A one day tax credit seminar was provided by A. J. Johnson. The program was Beyond the Basics and designed for staff with some experience managing tax credit properties. The seminar also included an update of program requirements and compliance issues. For this workshop there were 115 participants.

April 23rd – Fair Housing Seminar – Four Points Sheraton, Warrendale, PA. This was a one day fair housing course given by Mary Ross of Ross Business Development (RBD). Topics included in the training were fair housing basics, marketing and advertising, evictions, reasonable accommodations and modifications and resident on resident harassment. There were 211 registrants for this seminar, which was sold out.

May 15th – PAHMA Spring Conference – Four Points Sheraton, Warrendale, PA. Our annual Spring Conference was devoted to maintenance issues this year. Plus One Consulting provided leadership training for service and business managers for part of the day and basis electrical repairs in the afternoon. There were 128 people in attendance for this conference.

October 16-17, 2008 – PAHMA Fall Conference – Seven Spring Resort, Champion, PA. Our annual Fall Conference included both maintenance and management issues. This two day event included the following sessions:

- Don't Let the Bedbugs Bite
- Get Energy Smarter
- Start Saving Money Tomorrow – Maintenance
- Utility Cost Survival
- _High Tech and High Touch Supportive Services
- On the Road to Maintaining Your Resident Files

The closing speaker at the Fall Conference was Norm Bossio on the topic How to Stay Motivated on the Deck of the Titanic.

There were 14 vendors who participated in the Fall Conference with exhibit booths. This was the first year for vendor to have display exhibits and participate. This year there were 312 participants at the Fall Conference.

This year was the third year for the PAHMA Platinum Awards. The awards are designed to recognize the superior efforts of affordable housing owners, management agents and community managers in providing high quality affordable housing in western Pennsylvania. A panel of judges selects the best performing properties from the applicants for the following four categories:

- Interior Design
- Curb Appeal
- Marketing and Communication Efforts
- Excellence in Resident Services

The following winners of the Third Annual PAHMA Platinum Awards were announced at the Fall Conference in Seven Springs:

- Interior Design – Legacy Apartments, Management agent – McCormack Baron Ragan
- Curb Appeal – Parkside Preservation, Management agent – Columbus Property Management & Development
- Marketing and Communication Efforts – Westview Terrace Apartments, Management agent – PK Management, LLC
- Excellence in Resident Services – The Legacy, Management agent- McCormack Baron Ragan

During the year the PAHMA Tenant Selection Plan was revised to include all current program requirements. The revised TSP will be provided to all PAHMA members in a word format.

PAHMA ended 2008 working on the establishing a Job Posting Site on the PAHMA web site. Job posting will allow PAHMA members to advertise for job applicants on the web page. The PAHMA Board believes this feature will provide a service to owners, management agents and affordable housing staff.

For 2009 the following workshops and conferences have been scheduled:

- Tax Credit Training Seminar – March 26-27, 2009
A. J. Johnson Consulting Services, Inc.
Four Points Sheraton – Warrendale, PA

- Residential 201– Successful Site Management – Co-Sponsored With
IREM Chapter 7 - March 9-14, 2009
Homestead Apartments - Homestead, PA

-Fair Housing Training Seminar – April 17, 2009
Frank Bangor
Four Points Sheraton – Warrendale, PA

-PAHMA Annual Spring Conference – May 14, 2009
Four Points Sheraton – Warrendale, PA

-PAHMA Annual Fall Conference – October 29-30, 2009
Seven Springs Mountain Resort – Champion, PA