

PAHMA Annual Report for 2009

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. Our education effort continued in 2009.

During the year, PAHMA sponsored the following seminars and workshops:

March 9-14th – PAHMA cosponsored with the Western Pennsylvania IREM Chapter the one week course ‘Successful Site Management’. Seventeen staff of PAHMA member organizations attended this course at a significantly reduced fee. This course is part of the Institute of Real Estate Management’s (IREM) curriculum of property management courses.

March 26-27th – Tax Credit Seminar-Basics and Beyond the Basics – Four Points Sheraton, Warrendale, PA. This two day tax credit seminar was provided by A. J. Johnson. The program was designed for all staff managing tax credit properties. The seminar also included an update of program requirements and compliance issues. Optional certification testing was also provided with this seminar. For this workshop there were 90 participants.

April 2nd – Income Eligibility Workshop – Four Points Sheraton, Warrendale, PA. This one day workshop was sponsored with PHFA and presented by Frank Bangor. The objective of the workshop was to improve resident income eligibility determinations by site staff. There were 142 participants registered for this training.

April 17th – Fair Housing Seminar – Four Points Sheraton, Warrendale, PA. This was a one day fair housing course given by Frank Bangor. Topics included in the training were fair housing basics, marketing and advertising, HUD requirements, reasonable accommodations, and good management practices. There were 193 registrants for this seminar. We have held a Fair Housing seminar each year for several years now.

May 14th – PAHMA Spring Conference – Four Points Sheraton, Warrendale, PA. Our annual Spring Conference was again devoted to maintenance issues this year. Plus One Consulting provided hands on maintenance training to the program participants . There were 106 people in attendance for this conference.

May 15th – TRACS 202C and EIV Training – Four Points Sheraton, Warrendale, PA. This workshop was timely with HUD planning to mandate the use of the EIV system in determining residents’ annual income. Workshop topics included

implementation of the new TRACs program, new voucher and HUD 50059 forms, an overview of the EIV program, and income reports and income discrepancy reports. We had 133 registrants for this workshop.

October 29-30th – PAHMA Fall Conference – Seven Springs Resort, Champion, PA. Our annual Fall Conference included both maintenance and management issues. This two day event included the following sessions:

- REAC Physical Inspections
- EIV Review
- Working With Conflict
- Internet Security Awareness
- Bridges Out of Poverty
- Drugs, Guns and Gangs in Subsidized Housing
- Supportive Service Coordinators – Great Expectations and Opportunities

There were 18 vendors who participated in the Fall Conference with exhibit booths. This was the second year for vendors to have display exhibits and participate at our Fall Conference. For 2009 we had 210 participants.

2009 was the fourth 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 Fourth Annual PAHMA Platinum Awards were announced at the Fall Conference in Seven Springs:

- Interior Design – North Fork Heights, WRC Senior Services
- Curb Appeal – The Village at Laurelbrooke Landing, WRC Senior Services
- Marketing and Communication Efforts – The Village at Laurelbrooke Landing,
WRC Senior Services
- Excellence in Resident Services – Grandview Manor Apartments,
PK Management

During 2009 we continued to make improvement to our web page at www.PAHMA.org to improve service to our members and their employees. In 2010 we will complete the establishment of a Job Posting Site on our web page. We believe this feature will provide a service to owners, management agents and affordable housing staff.

To improve our administrative services we contracted with Association Managers, Inc. to provide us with administrative support. Association Managers is a professional

organization that provides service to a number of organizations, including the Pittsburgh Building Owners and Managers Association (BOMA). We believe this contract further professionalizes our PAHMA organization and allows us to better serve our members.

For 2010 the following workshops and conferences have been scheduled:

-Occupancy Training – Income and Assets – March 19, 2010
Four Points Sheraton – Warrendale, PA

-PAHMA Annual Spring Conference – April 15, 2010
Four Points Sheraton – Warrendale, PA

-Fair Housing Training Seminar – April 26, 2010
Pittsburgh Fair Housing Partnership
Four Points Sheraton – Warrendale, PA

-Tax Credit Training Seminar – May 20, 2010
A. J. Johnson Consulting Services, Inc.
Four Points Sheraton – Warrendale, PA

-Financial Management for Executive and Property Manager Level – June, 2010
Four Points Sheraton – Warrendale, PA

-PAHMA Annual Fall Conference – October 14-15, 2010
Seven Springs Mountain Resort – Champion, PA