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## **PAHMA Annual Report for 2014**

2014 marked the twenty-eighth year for PAHMA (Professional Affordable Housing Management Association) as a non-profit, industry trade group for affordable housing owners and managers in the western Pennsylvania area. The PAHMA mission statement is:

- To educate owners and management agents involved in affordable housing
- To facilitate the exchange of information between the affordable housing industry and appropriate regulatory agencies
- To promote continued viability and excellence in affordable housing

During the year, PAHMA offered seven seminars and workshops. This was the first year PAHMA offered a seminar in Erie, PA. Following is a list of the events and the total number of registrations for each:

Spring Conference for Maintenance – 141  
Fair Housing – 147  
Fair Housing – 62 (Erie, PA)  
Low Income Housing Tax Credits – 90; SHCM exam – 33 participants  
Occupancy – 243  
HUD and PHFA Preservation Seminar – 49  
Annual Fall Conference – 400

This was the third year that PAHMA offered a program for affordable housing staff to earn continuing education credits (CECs) in seminars covering relevant information relating to multifamily rental housing. This was accomplished by partnering with a Pennsylvania accredited real estate school. This year we had record numbers of participants take advantage of this opportunity. CECs were earned by 45 participants at the Fair Housing seminar and by 71 participants at the Fall Conference. PAHMA will continue the program in 2015.

In March, PAHMA was recognized by the National Affordable Housing Management Association (NAHMA), a national industry trade group, with the presentation of the AHMA Innovation Award for our Anti-Bullying Program launched at the 2013 Fall Conference. This was the third time in three years PAHMA has been honored with this award.

We have 44 Communities of Quality in western Pennsylvania that have been nationally recognized by NAHMA. We are proud of our affordable housing properties managed and operated by our PAHMA members.

2014 was our ninth 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 independent judges selects the best performing properties from applications received in the following four categories. The winners are then announced at our annual Fall Conference. The 2014 Platinum Award Winners are:

- Interior Design – Connelly House, Philadelphia, PA, Project Home
- Curb Appeal – The Avenue Apartments, Braddock, PA, Pennrose Management
- Marketing and Communication – Brightwood Manor, New Brighton, PA, PK Management
- Excellence in Resident Services – Villa Maria, Erie, PA, HANDS

The PAHMA Diamond Award is a new award initiated this year. The purpose of the award is to recognize superior site management and maintenance employees of affordable housing. There were three Diamond Awards presented at the Fall Conference. The winners were:

- Maintenance at an Elderly Property – Dino Audo, Sunbury Fields, Butler, PA, SeniorCare Network
- Maintenance at a Family Property – Joseph Popovich, Willow Village Apartments, Sharon, PA, PK Management
- Manager at an Elderly Property – Shelia Krcelich, The Heritage, Uniontown, PA, SeniorCare Network

We were honored and fortunate to have Gianna Solari, NAHMA President, attend our Fall Conference. She met informally with our Board of Directors to review NAHMA programs and current events in affordable housing. Gianna also volunteered her time to help with conference registration, attended some of our program sessions, and was a panel speaker at our closing session. Thank you Gianna for sharing your story, for your professional sincerity, and, most dearly, for your friendship.

2014 was the fourth year for our Job Posting Program on our web site, [www.PAHMA.org](http://www.PAHMA.org). Owners and management agents who are members of PAHMA can place job announcements on the web site free of charge. Affordable housing staff can use our web site to seek job or career opportunities that may be available. We see this service as a value to both our members and their employees who work at affordable housing properties.

In 2013 we completely redesigned our web site to improve service to our members and allow for online registration for our events. The new web site provided for a shopping cart purchasing system rather than a registration system. This did not meet the needs of our members or PAHMA's needs for easy online registration. As a result of this and other problems with our web site, we will be redesigning it again in 2015. Our goal is to provide our members with a web site that is easy to use and meets their needs.

We participated in the Art and Poster Contest for the 2015 NAHMA Calendar, “Join the Dance of Life: Celebrate Music, Arts and Crafts”. Our members submitted 28 entries for the local judging and several winners were selected to advance to NAHMA’s national competition. The entry from Barbara Balogh was then selected by NAHMA as a national winner. Ms. Balogh is a resident of Laurelwood Apartments in Johnstown, PA, an elderly affordable housing community managed by Improved Dwellings for Altoona, Inc. We plan on participating in the art contest again next year for the 2016 calendar. Participation by residents of properties managed by PAHMA members has grown over the years.

Our partnership with Association Managers, Inc. (AMI) to provide administrative support service to our organization ended in December, 2014, as the firm discontinued operations. For 2015 we have engaged a former employee of AMI to continue administrative services. This new contracting arrangement will allow for a smooth transition and improve our administrative operations. All of us are happy that PAHMAPaula will continue to work with us.

As noted in the past, our membership fee and seminar registration fees are low when compared with other industry providers. We will be maintaining our annual membership dues for 2015 at the current rate of \$210. We are asking that all PAHMA members renew their membership in 2015 and invite colleagues of other management companies to become members too.

PAHMA is a member of NAHMA and the National Leased Housing Association (NLHA). Both of these associations work on the national level to represent the interest of the affordable housing industry with Congress, HUD and others. We believe it is beneficial for PAHMA to belong to these two associations.

Planned seminars and workshops for 2015 include:

- Occupancy Training – March 25, 2015  
Double Tree by Hilton (formerly the Four Points Sheraton North) – Warrendale, PA
- Occupancy Training – March 26, 2015  
Bayfront Sheraton – Erie, PA
- Fair Housing for Managers – April 21, 2015  
Double Tree by Hilton (formerly the Four Points Sheraton North) – Warrendale, PA
- PAHMA Spring Conference for Maintenance – April 22, 2015  
Includes Fair Housing Training  
Double Tree by Hilton (formerly the Four Points Sheraton North) – Warrendale, PA
- Successful Site Management and Ethics – May 19, 2015  
A. J. Johnson Consulting Services, Inc.  
Double Tree by Hilton (formerly the Four Points Sheraton North) – Warrendale, PA
- HUD and PHFA seminar - TBA
- PAHMA Annual Fall Conference – October 15 & 16, 2015  
Seven Springs Mountain Resort – Champion, PA

The Board of Directors of PAHMA is committed to the objectives of the mission statement and will work to achieve these objectives again in the coming year. For more information about PAHMA, including 2015 planned activities, please visit our web site at [www.PAHMA.org](http://www.PAHMA.org).