



## PAHMA Annual Report for 2011

2011 was our twenty-fifth anniversary as a non-profit, 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 (Professional Affordable Housing Management Association) sponsored the following seminars and workshops:

March 18<sup>th</sup> – An occupancy seminar on Income, Assets and Medical Expenses given by staff from HUD, PHFA and PMAM. This session was at the Four Points Sheraton in Warrendale, PA. Participants were able to ask questions on occupancy concerns before the seminar and have their questions answered during the workshop.

April 15<sup>th</sup> - PAHMA Spring Conference – Four Points Sheraton, Warrendale, PA. The annual Spring Conference included fair housing training for maintenance staff, bed bug awareness and control, energy savings, and other topics.

April 27<sup>th</sup> – 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 local, State and Federal law and housing provider responsibilities.. We are committed to providing fair housing training annually for our members.

May 19<sup>th</sup> and 20<sup>th</sup> –Low Income Housing Tax Credit Training– Four Points Sheraton, Warrendale, PA. We contracted with A. J. Johnson for these two stand alone sessions. May 19<sup>th</sup> was intermediate tax credit training and on May 20<sup>th</sup> we sponsored a half day session on mixed financed properties..

August 25<sup>th</sup> –Energy Conservation Workshop – Four Points Sheraton, Warrendale, PA. Workshop topics included energy savings, water conservation and utility company programs, among others topics.

October 20<sup>th</sup> and 21<sup>st</sup> – PAHMA 25<sup>th</sup> Anniversary Fall Conference – Seven Springs Conference Center, Champion, PA. Our annual Fall Conference included both maintenance and management issues. This two day event included the following education sessions:

- Three separate tracks on the first day:
  - Track 1 – HUD Occupancy and EIV – Mary Ross, Ross Business Development
  - Track 2 – LIHTC Compliance – Liz Bramlet, Liz Bramlet Consulting, LLC
  - Track 3 – REAC Physical Inspections and Preventative Maintenance
- Second day education sessions for all participants were:
  - Evictions and Legal Issues in Affordable Housing
  - Embracing the Future of Affordable Housing

There were 21 vendors who participated in the Fall Conference with exhibit booths. This was the fourth year for vendors to display exhibits and participate at our Fall Conference. There were over 344 participants at the conference, the most attendees for any PAHMA Fall Conference.

2011 was the sixth 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 Sixth Annual PAHMA Platinum Awards were announced on Friday afternoon of the Fall Conference in Seven Springs:

- Interior Design – Somerset Towers,  
Somerset, PA – Crossgates Management
- Curb Appeal – St. Joseph Apartments  
Erie, PA - HANDS
- Marketing and Communication Efforts – HANDS (Housing and  
Neighborhood Development Services), Erie, PA
- Excellence in Resident Services – Baldwin Towers  
Pittsburgh, PA – PK Management

2011 was the second year for our Job Posting Site on our web page at [www.PAHMA.org](http://www.PAHMA.org). This feature provides a service to owners, management agents and affordable housing staff. 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 continued our partnership with Association Managers, Inc. to provide administrative support services to our organization in 2011. This has improved our operations in dealing with our members and in all of the administrative activities related to our seminars and workshops. Because of these improvements we have been able to maintain our membership dues at the current rate of \$195 per year.

For 2012 the following workshops and conferences have been scheduled:

- Occupancy Training – Income, Assets and Expenses – March 22, 2012  
Four Points Sheraton – Warrendale, PA
- PAHMA Annual Spring Conference – April 19, 2012  
Four Points Sheraton – Warrendale, PA
- Fair Housing Training Seminar – April 25, 2012  
Four Points Sheraton – Warrendale, PA
- Tax Credit Training Seminar – May 24 & 25, 2012  
A. J. Johnson Consulting Services, Inc.  
May 24 – Basic tax credit  
May 25 – Advanced tax credit  
Four Points Sheraton – Warrendale, PA
- PAHMA Annual Fall Conference – October, 2012  
Location and Dates – To Be Announced

In addition, in 2012 PAHMA will be sponsoring continuing education opportunities for members. This will help members with Pennsylvania real estate licenses who need continuing education credits. Watch the website for details.

The Board of Directors of PAHMA remains committed to continuing the tradition of providing quality training at reasonable costs for our members. For further information about PAHMA, our activities during 2011, or planned events for 2012, please visit our web page at [www.PAHMA.org](http://www.PAHMA.org).

#### PAHMA Mission Statement

- 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

#### **Equal Housing Opportunity**