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PAHMA Annual Report for 2012

This year PAHMA (Professional Affordable Housing Management Association) marked it's twenty-sixth year as a non-profit, industry trade group for affordable housing owners and managers in the western Pennsylvania area. Our 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

Looking back over the year, there were a number of activities, events, and functions worthy of noting. There were eight seminars and workshops held during the year including:

Continuing Education for PA Real Estate Licensees (two days) – 26 and 33 participants
Occupancy – 193 participants
Spring Conference for Maintenance – 79 participants
Fair Housing – 240 participants
Low Income Housing Tax Credit – 107 participants
HUD Training with HUD Pittsburgh MF Program Center – 192 participants
Annual Fall Conference – 312 participants

This was the first year that PAHMA sponsored a program for affordable housing staff to earn continuing education credits in seminars covering relevant information relating to multifamily rental housing. This was accomplished by partnering with a Pennsylvania accredited real estate school. We are continuing this partnership in 2013 to save our members both time and money in meeting Pennsylvania licensing requirements for continuing education.

With our low income housing tax credit seminar we offered participants the option of national certification through the SHCM exam following the course. We plan to make additional opportunities for certification available with future seminars.

PAHMA was recognized by the National Affordable Housing Management Association (NAHMA), the national industry trade group, for the quality of our 2011 Fall Conference. In February we were awarded the AHMA Innovation Award, our first AHMA award.

We have 59 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.

This year was our seventh 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 with the winners being announced at our annual Fall Conference:

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

The winners for 2012 were:

- Interior Design – Ridgebury Apartments, Erie, PA, HANDS
- Curb Appeal – Petroplus Towers, Wheeling, WV, Crossgates
- Marketing and Communication – Sunbury Fields, Butler, PA, SeniorCare Network
- Excellence in Resident Services – Bedford Hills Apts., Pittsburgh, PA, McCormack Baron Ragan

2012 is the third year for our Job Posting Site on our web page at 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 were a first time participant in the 2012 Art and Poster Contest for the 2013 NAHMA Calendar, “The Next Step Is Yours, Let’s Take Care of Our World”. We selected several winners from the entries submitted to us at the local level and sent them in for the national competition. We were fortunate that two of our entries were selected as winners to be included in the 2013 NAHMA calendar. We plan on participating in next year’s calendar contest.

We have continued our partnership with Association Managers, Inc. to provide administrative support service to our organization during the year. This partnership has improved our operations in dealing with our members and in the administrative activities with our seminars and workshops. We have renewed our contract with Association Managers for the coming year. Our registration fees for seminars and workshops are low when compared with other industry providers. We will be increasing our annual membership dues for 2013 from \$195 to \$210. This is the first dues increase in several years.

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 2013 will include:

- Occupancy Training and Resident Complaints – March 22, 2013
Four Points Sheraton, North – Warrendale, PA
- Fair Housing for Managers – April 17, 2013
Four Points Sheraton, North – Warrendale, PA
- PAHMA Spring Conference for Maintenance – April 18, 2013
Includes Fair Housing Training
Four Points Sheraton, North – Warrendale, PA
- Interviewing Skills and Marketing Affordable Housing – May 15, 2013
A. J. Johnson Consulting Services, Inc.
Four Points Sheraton, North – Warrendale, PA
- PAHMA Annual Fall Conference – October 17 & 18, 2013
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 2012 activities and 2013 planned activities, please visit our web site at www.PAHMA.org.