

PAHMA Annual Report for 2010

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 2010 with more events than in past years.

During the year PAHMA (Professional Affordable Housing Management Association) sponsored the following seminars and workshops:

March 19th – PAHMA sponsored 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 15th - PAHMA Spring Conference – Four Points Sheraton, Warrendale, PA. The annual Spring Conference included fair housing training for maintenance staff. Maintenance Mania was co-sponsored with the Western Pennsylvania Apartment Association this year for the first time. Maintenance Mania is a national competition of maintenance technicians in organized skill based games.

April 26th – Fair Housing Seminar – Four Points Sheraton, Warrendale, PA. This was a one day fair housing course given by the Fair Housing Partnership of Greater Pittsburgh. Topics included in the training were local, State and Federal law. We have held a Fair Housing seminar each year for a number of years and are committed to providing fair housing training annually for our members.

May 20th –Low Income Housing Tax Credit Training– Four Points Sheraton, Warrendale, PA. We contracted with A. J. Johnson. The workshop included basic tax credit training and covered the unique issues of mixed financed properties.

July 20th –Energy Conservation – Four Points Sheraton, Warrendale, PA. This summer workshop was planned to help management staff dealing with energy conservation issues. Workshop topics included Act 129 issues, preservation through the PHFA Smart Rehab Program, weatherization, energy audits, product changes and utility company programs, among others.

October 14th and 15th – PAHMA Fall Conference – Seven Springs Conference Center, Champion, PA. Our annual Fall Conference included both maintenance and management issues. This two day event included Mary Ross (Ross Business Development) providing a one day session on HUD updates, Action COACH on service and team building, A. J. Johnson providing training on tax credit housing, sexual harassment, and diversity.

There were 17 vendors who participated in the Fall Conference with exhibit booths. This was the third year for vendors to display exhibits and participate at our Fall Conference. There were over 330 participants at the 2010 Fall Conference, the most attendees for any PAHMA Fall Conference.

2010 was the fifth 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 Fifth Annual PAHMA Platinum Awards were announced on Friday afternoon of the Fall Conference in Seven Springs:

- Interior Design – Westview Terrace
Shileen Haswell, PK Management
- Curb Appeal – Spring Manor Apartments
Wendy Salyer, PK Management
- Marketing and Communication Efforts – Bentleyville Apartments
Karen A. Cirner, Interstate Realty Management
- Excellence in Resident Services – The Legacy
Melanie Brown and Lisa Jenkins, McCormack, Baron, Ragan.

In 2010 we completed the establishment of a 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 continued our partnership with Association Managers, Inc. to provide administrative support services to our organization in 2010. This has improved our operations in dealing with our members and in all of the administrative activities related to our seminars and workshops. Also during the year we contracted with Pay Pal to allow members to pay on line for our training sessions.

For 2011 the following workshops and conferences have been scheduled:

- Occupancy Training – Income, Assets and Expenses – March 18, 2011
Four Points Sheraton – Warrendale, PA

- Energy Conservation – March, 2011 (to be announced)
Four Points Sheraton – Warrendale, PA

- PAHMA Annual Spring Conference – April 15, 2011
Four Points Sheraton – Warrendale, PA

- Fair Housing Training Seminar – April 27, 2011
Four Points Sheraton – Warrendale, PA

- Tax Credit Training Seminar – May 19 & 20, 2011
A. J. Johnson Consulting Services, Inc.
May 19 – Intermediate tax credit
May 20 – Mixed subsidy tax credit
Four Points Sheraton – Warrendale, PA

- PAHMA Annual Fall Conference – October 20- 21, 2011
25th Anniversary Program
Seven Springs Conference Center – Champion, PA

In 2011 the Board of Directors of PAHMA is committed to continuing the tradition of providing quality training at reasonable costs for our members. For further information about PAHMA, our activities during 2010, or planned events for 2011, please visit our web site at www.PAHMA.org.