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PAHMA Annual Report for 2015

2015 marked the twenty-ninth 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 there were six seminars and workshops sponsored by PAHMA. The following is a list of the events and the total number of registrations for each:

Spring Conference for Maintenance – 115
Fair Housing – 196
Occupancy (Pittsburgh) – 193
Occupancy (Erie) – 68
Successful Site Management - 102
Annual Fall Conference – 385

This was the fourth year that PAHMA sponsored a program for affordable housing staff to earn real estate license continuing education credits in seminars covering relevant information relating to the multifamily rental housing. This was accomplished by partnering with a Pennsylvania accredited real estate school. Continuing education credits (CEC) were earned by 118 participants. For the second year we have provided training in Erie, Pennsylvania. We plan to do the same again in 2016.

PAHMA has been recognized in the past for its achievements by the National Affordable Housing Management Association (NAHMA), the national industry trade group. PAHMA submitted an entry, to NAHMA, for 2015 AHMA of the Year based on its consistency of providing relevant and affordable educational programs, retaining membership, and financial stability.

There are currently 109 PAHMA member organizations. Within those companies, 44 housing communities have been nationally recognized by NAHMA as Communities of Quality. We are proud of our affordable housing properties managed and operated by our PAHMA members.

2015 was our tenth 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. There were originally 4 categories, however, based on recommendations made by the judging panel, it was decided to revise the categories for the 2015 submissions. PAHMA responded to the concerns and saw the benefit to divide the Interior Design and Curb Appeal entries by service dates Pre and Post 1995 to allow for more equitable judging. The panel of independent judges selected the best performing properties from the applicants for the following categories with the winners being announced at our annual Fall Conference:

The 2015 winners are:

- Interior Design (Pre - 1995) – Donetta LaRue, Canon House, Canonsburg, Redevelopment Authority of the County of Washington
- Interior Design (Post-1995) – Kelly Porter, The Century Building, Pittsburgh, TREK Development Group
- Curb Appeal – (Pre - 1995) – Julie Walker, Park Manor, Butler, SeniorCare Network
- Curb Appeal – (Post - 1995) – Rebecca Copeland, Oak Hill Apartments, Pittsburgh, Corcoran Jennison Management
- Marketing and Communication – Rebecca Copeland, Oak Hill Apartments, Pittsburgh, Corcoran Jennison Management
- Excellence in Resident Services – Patricia Philips, Gallitzin Commons / Sisters of Saint Joseph, Baden, TREK Development Group

This was the 2nd year for the PAHMA Diamond Awards. 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 2015 Fall Conference. The winners are:

- Manager at a Family or General Occupancy property – Sonya Bolling, Oak Hill Apartments, Pittsburgh, Corcoran Jennison Management
- Maintenance at a Family or General Occupancy property – David Pyle, The Village at Somerset, Somerset, WinnResidential
- Manager at an Elderly and/or disabled property – Kathy Rigby, Char House Highrise, Charleroi, Redevelopment Authority of the County of Washington

Gianna Solari, Past NAHMA President, graciously accepted PAHMA's request to facilitate its 2015 Strategic Planning Session. She conducted a two day session where PAHMA goals were derived for 2016. Ms. Solari reviewed some NAHMA programs and their benefits to PAHMA's members. Affordable housing current events were also discussed.

2015 is the fifth year for our Job Posting Page on our website at www.PAHMA.org. Owners and management agents who are members of PAHMA can place job announcements on the website free of charge. Affordable housing staff can use our website to seek job or career opportunities that may be available. We see this service as a value to both our members and their employees working at affordable housing properties.

Unfortunately 2015, was a particularly challenging year with PAHMA's website. It was decided to enlist the services of another website assistance provider. After much research it was decided to engage Critical Syntax. The website was revamped and is still undergoing various changes for easier and more efficient use. One of our Board members, Tammy Jones, has taken the lead on rebuilding our website. Our goal is to provide our members with a website that is both easy to use and meets their needs, including the ability to easily register staff for PAHMA events.

We participated again this year in the NAHMA Art and Poster Contest. The theme for the 2016 NAHMA Calendar was, *Our Hands Are United: "Reach Out and Be a Good Neighbor"*. We selected several winners from the 30 entries received at the local level and submitted them in the national competition. One of our entries was selected as an Honorable Mention Winner. The honorable mention submission came from Louise Atwell and Dolores Jancay, residents of Canon House Highrise in Canonsburg, PA, an elderly affordable housing community managed by Redevelopment Authority of the County of Washington. We plan on participating again in the next contest for the 2017 calendar. Participation by residents of properties management by PAHMA members has grown steadily over the years.

2015 was our first year working with RTC Admin for administrative support. Paula Bresnei, also known as PAHMA Paula, heads RTC Admin. Working with her firm has been beneficial to PAHMA and we want to continue the relationship for many years to come.

PAHMA dues for annual membership remained at \$210 for 2015 and continued on a rolling registration providing a full 12 months of benefits for our members. A membership application is sent annually to each member company for renewal of their membership for the following year.

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.

PAHMA brought several timely and affordable training opportunities to its members in 2015, and was again able to offer these quality seminars and workshops at low cost in comparison to other industry providers. Based on input from members and industry partner changes, PAHMA is considering providing beginner “Boot Camp” training for HUD and tax credit members, as well as service coordinator training.

Planned seminars and workshops for 2016 include:

- Occupancy Training (Pittsburgh) – March 8
Double Tree by Hilton (formerly the Four Points Sheraton North) – Warrendale, PA
- Occupancy Training (Erie) – March 16
Bayfront Sheraton – Erie, PA
- Fair Housing for Managers – April 12
Double Tree by Hilton (formerly the Four Points Sheraton North) – Warrendale, PA
- PAHMA Spring Conference for Maintenance – April 13
Includes Fair Housing Training
Double Tree by Hilton (formerly the Four Points Sheraton North) – Warrendale, PA
- LIHTC/HCCP Test – May 10-11
A. J. Johnson Consulting Services, Inc. (HCCP test will be available)
Double Tree by Hilton (formerly the Four Points Sheraton North) – Warrendale, PA
- PAHMA 30th Anniversary Annual Fall Conference – October 20 - 21
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 2016 planned activities, please visit our website at www.PAHMA.org.