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## **PAHMA Annual Report for 2019**

2019 was the 33<sup>rd</sup> year that the Professional Affordable Housing Management Association (PAHMA) continued as a non-profit industry trade group for affordable housing owners and managers. PAHMA's 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

In continued cooperation with RockyAHMA, we were able to offer both an early and late year webinar series covering a diverse selection of topics. Several members took advantage of this opportunity and attended a variety of webinars. PAHMA will continue this partnership in 2020.

PAHMA also offered 7 seminars / conferences in 2019; including training in Erie, Pennsylvania for the 6<sup>th</sup> consecutive year. Following is a list of the events and the total number of registrations for each:

- OCCUPANCY (Pittsburgh) – 171 (4% decrease)
- FAIR HOUSING (Pittsburgh) – 190 (10% increase)
- FAIR HOUSING (Erie) - 51 (new this year)
- SPRING CONFERENCE for Managers and Maintenance – 54 (47% decrease)
- PROPERTY MANAGEMENT and ADVERTISING – 58 registered  
(this new seminar offered the PA mandated instruction for license renewal)
- GRASSROOTS ADVOCACY BOUTIQUE - 30 registered (new this year)
- ANNUAL FALL CONFERENCE – 360 (12% decrease) Vendors Fall Conference – 24 (23% decrease)

This was the eighth 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 multifamily rental housing. This was accomplished by partnering with a Pennsylvania accredited real estate school. Continuing Education Credits (CECs) were earned by 94 participants during the Spring Training Series, which included the PA mandated instruction on Property Management and Advertising. Another 30 enrolled for CECs at the Fall Conference.

Through partnership with the University of Pittsburgh, 2019 marked the 4th year that PAHMA was able to sponsor 6 hours of Continuing Education Credits for social services program staff with a social work license.

PAHMA has several timely and affordable training opportunities scheduled in 2020, again at low cost compared to other industry providers. Based on input from members and industry partners, PAHMA plans to provide training for HUD and tax credit members, as well as continue training opportunities for service coordinators.

Planned seminars and workshops for 2020 include:

- Webinars
- Occupancy Training and Updates  
Pittsburgh – March 16, DoubleTree by Hilton, Warrendale, PA  
Erie – March 17, Bayfront Sheraton, Erie
- Fair Housing (Pittsburgh) – April 7, DoubleTree by Hilton, Warrendale
- Fair Housing (Erie) – April 8, Bayfront Sheraton, Erie, PA
- PAHMA Spring Conference for Maintenance – April 23, DoubleTree by Hilton, Warrendale
- LIHTC with HCCP Exam – May 27-28, DoubleTree by Hilton, Warrendale
- Fall Conference – October 22 & 23, Seven Springs Mountain Resort, Champion, PA

**NOTE: DUE TO THE NATIONAL PANDEMIC EMERGENCY, ALL 2020 TRAININGS HAVE BEEN CANCELLED AT THIS TIME WITH THE EXCEPTION OF THE FALL CONFERENCE. A DECISION ON THE FALL CONFERENCE WILL BE MADE LATER IN THE YEAR.**

2019 closed with 111 PAHMA members, including 5 new member organizations. Within our membership companies, 46 housing communities are nationally recognized by NAHMA as Communities of Quality. We are proud of the affordable housing properties managed and operated by our PAHMA members.

PAHMA dues for annual membership were set at \$240 for 2019 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's dues for 2020 reflect a minimal 4.17% increase to \$250.

The Vendor Membership Program continued as an "under construction" endeavor. The goal continues to be that this program will serve as a source of revenue and building industry relationships. The annual Vendor Fair at the Fall Conference continues to be successful.

Additionally, PAHMA is a member of the National Affordable Housing Management Association (NAHMA) and the National Leased Housing Association (NLHA). Both of these groups 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. A portion of each member's dues is paid to these associations, allowing access to important information on their websites.

2019 was the fourteenth (14<sup>th</sup>) year for the PAHMA Member 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. A 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 2019 Platinum Award Winners are:

- Curb Appeal – (Pre - 1995)  
Holiday Acres, Latrobe, PA: Jeff Stutzman, Crossgates Management Inc
- Curb Appeal – (Post - 1995)  
Claysville Apts, Claysville, PA: Jason Malonar, Redevelopment Auth Co of Washington
- Excellence in Resident Services – It’s a Tie!  
Liberty Tower Highrise, California PA: Shawn Popson, Redevelopment Auth Co of Washington  
Laurentian Hall, Pittsburgh: Linda Fulmer, NDC Asset Management
- Interior Design (Pre - 1995) – no entries
- Interior Design (Post-1995)  
Oakland Affordable Living, Pittsburgh: Jodi Lincoln, Oakland Planning & Dev Corp
- Marketing and Communication  
Greenville House, Greenville, PA: Jackie Kovach, Crossgates Management Inc

Due to annual decreases in participation in the Platinum Awards program, the Board decided to discontinue the program as an annual event and instead hold it on significant PAHMA anniversaries. The next scheduled Platinum Awards will be held in 2021, PAHMA’s 35<sup>th</sup> anniversary.

Gianna Solari, past NAHMA President, graciously accepted an invitation from PAHMA’s Board of Directors to facilitate its Strategic Planning Meeting. For the fifth year, Gianna conducted a two-day session where PAHMA’s board members develop goals for the following year. Ms. Solari also reviewed some NAHMA programs and their benefits to PAHMA members. Affordable housing current events were also discussed.

PAHMA renewed its membership with the Pennsylvania Association of Non-Profit Organizations (PANO) for 2019. PANO is a statewide membership organization that advances non-profit resources to increase their standards of excellence. As a member, the PAHMA Board of Directors has utilized resources and attended webinar trainings at little or no cost.

2019 is the ninth year for the Job Posting Page on our website at [www.PAHMA.org](http://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.

2019 continued to be a year of development for PAHMA’s website. Through the services of Critical Syntax and Board Member Tammy Jones, we were able to upgrade the site with a completely new look.

PAHMA participated again this year in the NAHMA Art and Poster Contest. The theme for the 2019 contest was *“Sharing Our Stories: Learning From Others Young and Old.* Six (6) entries were submitted to the national competition from the 21 entries received at the local level. Two of the artists were selected as National Winners. Their artwork is featured in the 2020 NAHMA Calendar. The winning artists are residents of affordable family housing managed by the member companies of McCormack Baron and Congregate Management Services. PAHMA will again participate in the art contest in 2020 and we encourage our members to continue to promote the calendar art program to their residents.

We want to THANK all of our members who placed calendar orders. Proceeds from those sales benefit the NAHMA Educational Scholarship Program.

2019 was a banner year for PAHMA when Joyce Lee, a resident from a community managed by HANDS in Erie, submitted PAHMA'S 1st NAHMA Educational Scholarship application and became our first awardee. With great pride PAHMA cheered her ambition of continuing her study of Civil Engineering at the University of Florida. We encourage all of our members to support both the Calendar Art Contest and Scholarship Program for the benefit of all the artists and scholars in our Affordable Housing Communities.

PAHMA was awarded the 2019 Innovation Award for a medium AHMA by the National Affordable Housing Managers Association. PAHMA submitted their entry "Elevate, Educate and Communicate" which built on the **Voice of PAHMA** theme that was emphasized all year long. Specifically, PAHMA highlighted its work in advocacy and the career initiative. PAHMA challenged members to submit pictures and letters to showcase what they had done to promote advocacy at their sites. The career initiative began by sending various schools information about career opportunities in the affordable housing industry. In April, PAHMA sponsored the "Take Your Child to Work Month." It was well received. PAHMA received short notes and pictures from the participants to share what they had done for the day and how it impacted them. The award will be presented at the 2020 Spring NAHMA meeting.

2019 marked our fifth year of working with RTC Admin for administrative support. Paula Bresnei, known to many as PAHMA Paula, heads RTC Admin. Working with her firm remains beneficial to PAHMA and we will continue this relationship in 2020.

The Board of Directors of PAHMA continues to be a hard-working volunteer board 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 2020 planned activities, please visit our website at [www.PAHMA.org](http://www.PAHMA.org).