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PAHMA Annual Report for 2013

This year PAHMA (Professional Affordable Housing Management Association) marked its twenty-seventh 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

As in past years, there were a number of activities, events, and functions worthy of noting. There were six seminars and workshops held during the year including:

Occupancy – 195 participants
Spring Conference for Maintenance – 177 participants
Fair Housing – 175 participants
Interviewing Skills and Marketing – 116 participants
HUD Training with HUD Pittsburgh MF Program Center – 98 participants
Annual Fall Conference – 454 participants

This was the second 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. Continuing education credits were earned by 45 participants at the Interviewing Skills seminar and by 47 participants at our Fall Conference. We are continuing this partnership in 2014 to save our members both time and money in meeting Pennsylvania licensing requirements for continuing education.

We did not offer a low income housing tax credit seminar in 2013. We will offer tax credit training as part of our 2014 education program for the industry.

PAHMA was recognized by the National Affordable Housing Management Association (NAHMA), the national industry trade group, for offering continuing education for Pennsylvania real estate licensees. In March, we were awarded the 2012 AHMA Innovation Award. This is the second consecutive year that PAHMA has been recognized for Innovative Programming.

We have 43 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 eighth 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 2013 were:

- Interior Design – Alexis Manor, Wexford, PA, Housing Management Services
- Curb Appeal – Silver Lake Commons, Pittsburgh, PA, SeniorCare Network
- Excellence in Resident Services – Park Manor, Butler, PA, SeniorCare Network

2013 is the fourth 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 participated in the 2013 Art and Poster Contest for the 2014 NAHMA Calendar, “We are One Family, Friends Make the World a Nicer Place”. We selected several winners from the entries submitted to us at the local level and sent them in for the national competition. One of our entries was selected as an honorable mention. 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

Further, to improve operating efficiency we have completely redesigned our web site featuring a personalized user environment. Members and their staff will see the benefits of this overhaul in the coming year.

Our registration fees for seminars and workshops are low when compared with other industry providers. We will be maintaining our annual membership dues for 2014 at the current rate of \$210.

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 2014 will include:

- Fair Housing for Managers – April 15, 2014
Frank C. Bangor & Associates
Four Points Sheraton North – Warrendale, PA
- PAHMA Spring Conference for Maintenance – April 16, 2014
Includes Fair Housing Training with Frank Bangor
Four Points Sheraton North – Warrendale, PA
- Fair Housing Training – April 17, 2014
Frank C. Bangor & Associates
Sheraton Erie Bayfront Hotel – Erie, PA
- Tax Credit Training – May 6 & 7, 2014
A. J. Johnson Consulting Services, Inc.
Four Points Sheraton North – Warrendale, PA
- Occupancy Training – May 22, 2014
with Lisa Buettner
Four Points Sheraton North – Warrendale, PA
- Meet With HUD – July 24, 2013
Four Points Sheraton North – Warrendale, PA
- Preservation of Affordable Housing, with PHFA – TBD
Four Points Sheraton North – Warrendale, PA
- PAHMA Annual Fall Conference – October 16 & 17, 2014
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 2014 planned activities, please visit our web site at www.PAHMA.org.