

Statement of Benefits Provided to Professional Members of AHMA Northwest Calendar Year 2008

Your Professional Membership in *AHMA Northwest* (consisting of independent chapters operating in Alaska, Idaho, Oregon and Washington) includes a membership in the national organization, *NAHMA*. *NAHMA* is the voice for providers of quality affordable housing nationwide who are committed to maintaining excellence in affordable housing communities. *NAHMA's* vision: *"Now, more than ever, it is vital that we as a nation not only protect low-income housing, but also ensure appropriate governmental involvement at all levels. That public/private partnership will take advantage of the best both sectors have to offer to low-income residents, and it is more efficient and less expensive to the country."*

NAHMA Benefits:

- First-rate, informative industry news through a bi-monthly newsletter, *NAHMA News*;
- Access to Members Only areas of the NAHMA website;
- NAHMA Analysis and NAHMA Advisory; in-depth analysis and breaking news updates at NAHMA's *members-only* section of their web site;
- Professional development opportunities through several nationally recognized accreditation programs and leadership opportunities within the organization;
- Ability to network with other professionals in the field of affordable housing;
- Local involvement and networking opportunities with AHMA Chapters across the country;
- Partnerships with industry organizations who have similar interests;
- National exposure for success stories through an annual awards program promoting Communities of Quality;
- Opportunity to participate in drug education through an annual Drug-Free Calendar contest;
- Annual Membership directories;
- Ability to serve national committees;
- Reduced advertising rates in *NAHMA News*;
- Right to attend three (3) meetings at the National level, annually.

AHMA Northwest Chapter Benefits:

- Liaisons with state and Federal congressional delegates to advocate for support and preservation of safe, clean and affordable housing for low-income, elderly and disabled residents.
- Legislative and regulatory updates (outside of NAHMA's distribution) provided through its own news updates, E-mails and faxes.
- Per-unit dues have been pre-approved by HUD to be an allowable expense at the property level.
- Both Oregon AHMA and AHMA of Washington have their own local staff person to better serve its members (Idaho will be hiring a staff person in 2007).
- Reasonably priced ½-day to 3-day trainings focus on relevant issues for management companies, owners, and on-site resident managers. *AHMA members at enrolled properties pay reduced registration fees at trainings.*
- A statewide annual conference sharpens members' skills and expands their knowledge about the industry. National and local speakers and trainers provide hands-on training for you and your staff. **Oregon AHMA Conference: May 14, 15, 16, 2008 at Valley River Inn, Eugene.**

- Linkages to key officials at Oregon Housing and Community Services, Washington State Housing Finance Commission, Idaho Housing & Finance Association, Alaska Housing Finance Corporation; the local offices of the US Department of Housing and Urban Development; Department of Agriculture's Rural Development offices; and other affordable housing agencies and non-profit service providers.
- AHMA Northwest supports HUD's Neighborhood Networks computer learning center program and works closely with the non-profit organization *Digital Promise* to facilitate the creation of new centers.
- Opportunities exist at the chapter level to take a leadership role, and serve on committees and/or the Board of Directors.
- Collegial networking opportunities with your peers in this State provide a way to exchange and share information between owners and property management agents of assisted housing. Members are listed in the membership directory. AHMA distributes job announcements on behalf of members, refers members to available resources in the housing community, and provides trade references on behalf of members. Our web site: www.ahma-nw.org.
- The chapter presents a united voice on behalf of owners/managers on issues affecting the industry or individual members. This is important when hammering out policy or resolving an issue with a regulator, agency or another industry. Two examples: (1) *AHMA took legal steps against HUD in 1997 and was successful in eliminating \$3.7 million in claims against current and former owners for alleged overpayments of subsidies dating back to the 1980's.* (2) *In the fall of 2003, AHMA filed an official letter of complaint with the regional Office of Fair Housing and Equal Opportunity (FHEO) on behalf of its members, asserting that the last minute cancellations of property and casualty insurance, and the escalation of premiums – sometimes over 400% – represented a form of 'redlining' by the insurance industry against AHMA operators.*
- After two years of developing a program, the AHMA chapters of Oregon, Washington, and Idaho have begun offering low cost property and casualty coverage through Cascade Risk Placement.

Oregon AHMA Members - contact: Maggie Meikle, Executive Director, Oregon Affordable Housing Management Association, 544 Ferry Street SE, Suite 2B, Salem OR 97301 TEL (503) 357-7140 and FAX (503) 992-0853 Our NEWLY REMODELED WEBSITE will be up and running soon! Check it out at www.oregonahma.org. E-Mail: oregonahma@verizon.net

AHMA of **Washington** and **Alaska** Members - contact: Joe Diehl, Executive Director, Affordable Housing Management Association of Washington, 11100 NE 8th Street, Suite 410, Bellevue, WA 98004-4441 TEL (425) 454-6836 FAX (425) 454-7695 E-Mail: housing@sprynet.com

Idaho Organizations interested in joining AHMA should contact: Raquel Guglielmetti, Northwest Real Estate Capital Corp., 210 W. Mallard Drive, Boise, ID 83706 TEL (208) 947-7048 FAX (208) 375-2154 E-mail: raquel@nwrecc.org