

# AAMP Establishes Legal Advocacy Fund

The Apartment Association is on the front lines battling against unsound governmental policy decisions that can harm your ability to effectively operate in the rental housing market. AAMP invests countless hours and effort from members and staff, organizing volunteer members to attend legislative meetings, hearings and negotiation sessions to preserve your ability to operate profitably. When necessary, AAMP takes the added step of retaining legal counsel to institute legal challenges and to help in its negotiations. Over the last three years, AAMP has incurred nearly \$40,000 in legal fees needed to protect your rights.

In light of the growing need to take the legal route to protect its members, the Apartment Association has created a legal defense fund and asks all members to contribute to the fund. Depending on the specific issue, we know that some of members have a closer and somewhat greater stake in a particular issue, however, the reality is we all suffer as an industry from what the Association views as misguided government actions. AAMP has found it more and more difficult to finance these battles without the added help and support of members who are directly impacted. Recently, AAMP supported a successful legal battle to stop the city from limiting and regulating your ability to sub-contract maintenance and security services, as well as defended against numerous legal attempts to strike down key provisions in

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the state's Landlord and Tenant Act by overzealous tenant advocacy groups.

AAMP has funded legal services related to fighting the City of Pittsburgh's rental registration and nuisance property ordinances and is preparing to further the fight in court. Recently, AAMP asked its members to pitch-in and help us by contributing to the fund. To date over \$13,000 has been raised from its initial solicitation, but more is needed to sustain these actions. All proceeds will remain in this fund and will be used exclusively to support our legal action activities, now and in the future. A contribution/pledge form is included in this newsletter if you have not contributed, as yet. We are thankful to those who have contributed and express our gratitude to the companies listed as inaugural donors to the fund. Your contribution in advance of times of crisis is essential to our success. As a guideline, we asked our members to consider a contribution of \$1.00 per unit, however any amount is welcome.

## Special Thanks to Member Contributors to the Association's Legal Advocacy Fund

- |                           |                        |
|---------------------------|------------------------|
| AMF Management            | McQuarters Realty      |
| Amiram Roffman            | Mozart Management      |
| Amore Management          | P&R Properties, LP     |
| Barnes Rentals            | Paige Enterprises      |
| Colebrook Management      | Phillips & Associates  |
| Crossgates                | RIMCO Properties       |
| Dalton Real Estate        | Rockwel Realty         |
| Delta Property Management | SK Management          |
| Forbes Management LLC     | Steiner Realty         |
| Franklin West, Inc.       | Sterling Land Co.      |
| J.J. Land Company         | The Cork Factory       |
| John C.R. Kelly Realty    | Thomas L. Branch Trust |
| Kamin Realty              | Wells Properties       |
| Marc Levine               | Craig Davis - WPA      |
| Markwalt, Inc.            |                        |

## Multifamily Builders Await New Green Building Standard

Multifamily builders and developers are eagerly awaiting publication of the National Green Building Standard, the first and only consensus-based standard for all residential construction, renovation and development.

The standard is in the final round of the approval process set by the American National Standards Institute (ANSI).

While there are other green rating systems for multifamily and mixed-use construction, NAHB and the International Code Council saw the need for a voluntary consensus standard reflecting state-of-the-art building practices through regular ANSI-approved updates, Carlos Martín, NAHB's assistant staff vice president for construction codes and standards, told participants at last month's National Green Building Conference in New Orleans.

# AEA Winners

Congratulations to the **Best of the Best winners of the 2008 Apartment Excellence Awards!** The following awards were presented to a standing room only crowd packed to the limit at the Hard Rock Cafe at Station Square.

Property	Management Company	Category
Silver Lake Commons	Senior Care Network	Overall Community Appeal
Negley Neighbors	NDC Real Estate Management, Inc.	Curb Appeal
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Hyland Hills Apartments	Phillips & Associates Development Co.	Curb Appeal
Castle Ridge Luxury Apartment Homes	Phillips & Associates Development Co.	Curb Appeal
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Castle Ridge Luxury Apartment Homes	Phillips & Associates Development Co.	Overall Community Appeal
Sweet Briar Place	Senior Care Network	Curb Appeal
Heinz Lofts	Amore Management Co.	Overall Community Appeal
The Encore on 7th	Lincoln Eastern Management Corp	Overall Community Appeal

## Apartment Association Highlights

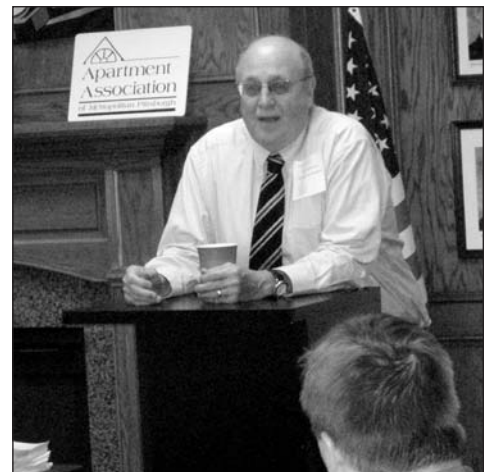


**Above:** Apartment Excellence Award judges meet prior to on-site inspections of properties.



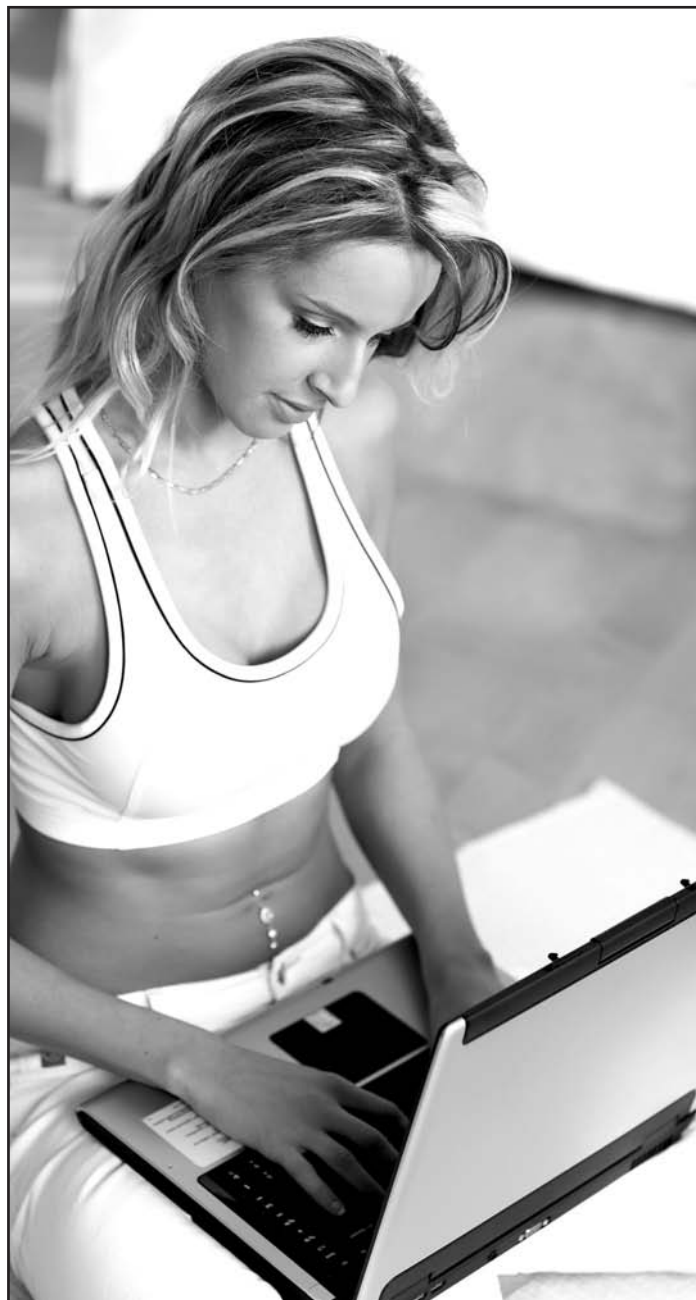
**Above:** Jay Gordon of S & T Bank discussing lending/loan application tips during Open House. **Below:** Ray Czachowski teaching how to buy and manage apartment buildings during Open House.

**At right:** Bob Kelly teaching good apartment management practices and how to work with a Realtor at Apartment Association Open House.



# Welcome to our New Members!

Member	Type/Sponsor
Dornish & Scolieri, P.C. Bradley Dornish	AAMP Vendor Sam Rockwell
Fidelity Bank David Stahurski	AAMP/BAMP Vendor Sam Rockwell
LoBos Management Manager	AAMP Owner Robert Kelly
M. J. Kelly Realty Corp. Mike Kelly	AAMP Owner Robert Kelly
Max Business Group R.E. Services Max Wilson	AAMP Vendor Sam Rockwell
McClure-Johnston Co. Michael Ferguson	AAMP/BAMP Vendor Sam Rockwell
Michael Sell, Inc. Michael Sell	AAMP Owner Sam Rockwell
Parkvale Bank Robert Stephens	AAMP/BAMP Vendor Robert Kelly
Premier Safety & Service, Inc. Keith Varadi	AAMP Vendor Sam Rockwell



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## Mission Statement

The Apartment Association of Metropolitan Pittsburgh is an organization comprised of Pittsburgh area multi-family professionals. As the leading voice of the industry, our mission is to educate, lobby, communicate and promote professionalism in all aspects of multi-family housing.

## Multifamily Builders Await New Green Building Standard

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The new standard will provide prescriptive paths defining material selection and performance paths describing expected results, which will enhance its flexibility, he said.

Most importantly, the new standard will offer a viable, credible alternative for communities that have resorted to mandates to encourage green building.

"Our efforts stem from a change in the green building conversation," said Paula Cino, director of energy and environment for the National Multi Housing Council (NMHC) who has been a participant in the standard development process. A number of green building advocates are now pushing a one-size-fits-all solution, and "we are trying to stem this tide of mandates," she said.

The National Green Building Standard is a more stringent and more all-encompassing document than the NAHB Model Green Home Building Guidelines, upon which it is based.

The standard can be applied to high- and low-rise condominiums and apartment buildings and to all dwelling and sleeping units in hotels and dormitories as defined by the International Residential Code. It can also apply to the housing in mixed-use projects. The standard is also more flexible than competing programs, while recognizing the inherent green characteristics of multifamily projects.

The standard offers points for high-density devel-

opment; proximity to mass transit and commercial resources; and brownfield, grayfield or infill sites, but, unlike programs such as the Green Communities rating system it also recognizes that green multifamily development can occur even on brand-new suburban or rural greenfield sites, Cino said.

There are "a lot of opportunities" for multifamily builders in the proposed standard, agreed speaker Ron Nixon, vice president of building codes for NMHC.

For example, the standard recognizes the importance of "right sizing" heating and air conditioning equipment in multifamily units that typically differ in their exposure to the outside, he said. Points are available for properly sized air ducts and for ensuring a tested, balanced HVAC air flow.

Points also are available if at least 50% of the lighting fixtures and bulbs and 80% of the exterior lighting is Energy Star-rated. Providing the ability to re-use graywater also adds points to the score.

Good building practices combined with the energy efficiency inherent in multifamily construction means that most builders, "if they mind their p's and q's, can get to the bronze or even the silver level of the standard," Nixon said. "But you're not going to get to gold or emerald without significant alternative or innovative sources of energy. The standard has to be a stretch or else we're just kidding ourselves."

**For more information, e-mail Calli Schmidt at NAHB, or call her at 800-368-5242 x8132.**