

AAMP Continues Opposition to City of Pittsburgh’s Rental Registration Requirements

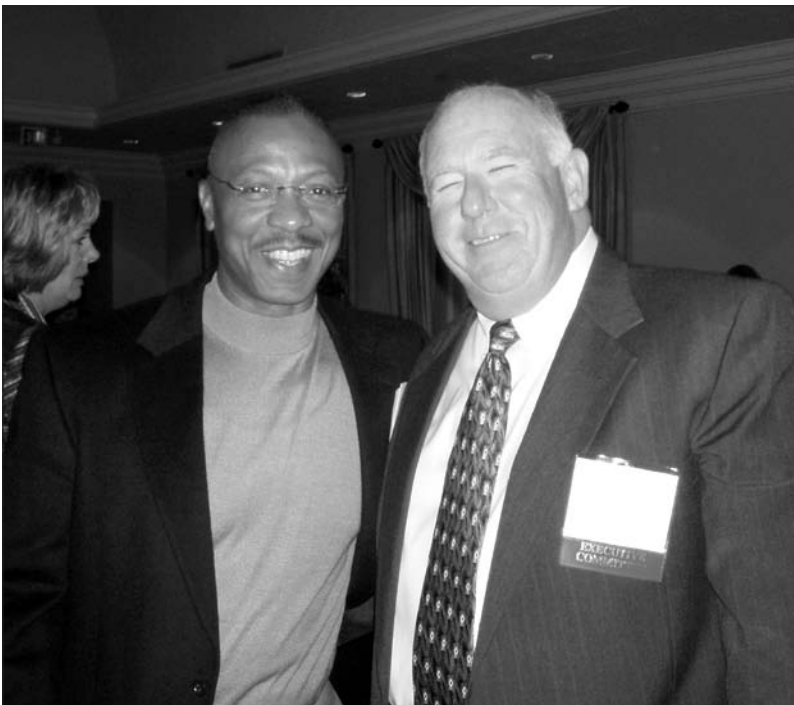
Over the objections from a chorus of property investment and real estate management professionals and associations, including AAMP, Pittsburgh City Council passed its proposed rental registration requirements at its last meeting in December before closing the curtain on the council session, which included three outgoing members. Subsequent to their passage, Mayor Luke Ravensthal signed the legislation into law on January 9th, starting the

process for the need to develop an administrative framework and procedures to full-fill the legislative requirements.

While AAMP tried over the course of the year to convince the members of council and the administration that passage of such a law is unnecessary, discriminatory, and burdensome and will have an added negative effect on renting in the city, the elected officials chose to move forward with an amended version of the

bill. Just prior to final passage two additional amendments were inserted into the bill, one changing the definition of the “responsible local agent” and the other stating that entry for inspections would be done in accordance with state and federal law. Both of these changes were the result of objections we had raised during the debate over the bill concerning the need to conform with state real estate licensing guidelines and

Continued on Page 2



New President Named

At left: Apartment Association Board Member Dalton Smith (left) congratulating Steve Worobe on his recent election as 2008 Association President. Below: 2006-07 Apartment Association President Sam Rockwell and his wife Mary.



Rental Registration Requirements

Continued from Page 1

the apparent attempt to have warrantless entry into units.

The bill did evolve in other ways that were improvements for the original version including a reduction in the, per unit, registration fee, from \$25 to \$12, limiting inspections to only persons who fail to register or have a complaint filed against them and eliminated the requirement to provide social security numbers of tenants and

property owners, however certain requirements remaining in the bill leads AAMP to continue its opposition of the bill.

AAMP is continuing to work with other interested groups and associations to discuss possible next steps, including possible litigation. Now that it has become law, the city has a six-month window to put into place the necessary administrative procedures during which time we may still try and attempt achieve additional changes in the law and its requirements. AAMP will continue to keep its members informed as to the progress of these discussions and any guidance it can give relative to compliance with regulations and administrative guidelines.

Meet Your Board of Directors:

Apartment Association of Metropolitan Pittsburgh New Officers and Directors for 2008

The Apartment Association of Metropolitan Pittsburgh has elected its 2008 Board of Directors and Officers. They include:

President -	Steve Worobe, Middleton Management Co.
Vice President	Bob Kelly, John C. R. Kelly Realty
Treasurer	Bob Easley, NDC Real Estate Mgmt, Inc.
Secretary	Craig Scott, SLC Realty, Inc.
Immediate Past President	Sam Rockwell, Colebrook Management, Inc.

Directors elected to serve in 2008 include:

DIRECTORS:

Frank Berceli – Amore Management Company
Chip Berger – National Apartment Laundries
Howard Engelberg – Prudential Realty Company
Dalton Smith – Dalton Real Estate
Lance Farber – Meyers Management
John Ponds – Allegheny Housing Rehabilitation Corp.

SPECIAL APPOINTEES:

Linda Adelman – McQuarters Realty Company, Inc.
Donna Allen – Allegheny Housing Rehabilitation Corp.
Amy Ashton – Apple Furniture Rentals & Sales
Rickie Baustert – Apartment Finder
David Briggs – Arbors Management, Inc.
Becca Culan – For Rent Media Solutions
Tracey Jones – Lincoln Property Company
Scott Kallick – Continental Laundry Systems, Inc.
Rick Mahla – Peoples Natural Gas
Scott Phillips – Phillips & Associates Development Company
Ann Poljak – Apartment Rental Guide
James Shafer – CBRE/Melody Capital Markets



Multifamily Market a Mixed Bag

Rentals, condos, and affordable housing present opportunities and challenges in the coming year.

By Les Shaver

Lane Co. wanted to attract echo boomers to a midtown Atlanta project. So the firm launched an aggressive, "sexy" ad campaign, said Bill Donges, CEO of the Atlanta-based multifamily housing developer.

The campaign worked-with a twist. Instead of attracting the young, hip urban crowd, 60 percent of Donges' customers were baby boomers. "You are seeing baby boomers wanting to come back," he said.

Unlike their single-family counterparts, market-rate multifamily builders seemed fairly optimistic during Wednesday's "Forecast and Trends in Multifamily" press conference at the International Builders' Show in Orlando, Fla.

"The reports of our death are greatly exaggerated," said Steve Patterson,

president of ZOM, an Orlando, Fla.-based apartment owner and manager.

BOON FOR RENTALS, EVEN CONDOS

Patterson said homeownership rates have fallen nearly a full percentage point. Many of those people no longer own homes because they can't pay their mortgages. Yet they need a place to live. And the apartment industry is waiting with open arms. Furthermore, many of the people currently residing in rental housing will be forced to stay put since credit is more difficult to come by than it was during the housing boom.

"The reports of our death are greatly exaggerated."

Steve Patterson, president of ZOM



Photos by Kyle Gustafson
Bill Donges, CEO of Lane Company



Steve Patterson, president of ZOM, an Orlando, Fla.-based apartment owner and manager.

As Donges' story suggests, demographics also play a role in this resurgence. Donges and Patterson believe baby boomers and echo boomers want to live near urban hubs, so they don't have to commute and can live near work.

These same demographic and geographic advantages are present in the condo market. Yes, in many markets-

South Florida and Las Vegas, for instance-oversupply remains the buzzword. Donges said that sales deteriorated throughout 2007, but really fell off after the credit markets begin to crack in August.

So far, Donges reports that business has started to pick up in 2008. With many condo builders offering deep price cuts and lavish incentives and

Continued on Page 4

Welcome to our New Members!

Member

Bob Coccaro Properties, LLC
Robert Coccaro

First Advantage SafeRent
Mike Zawalski

Foote Capital, LLC
Hugh Williams

Type/Sponsor

AAMP Owner
Ray Czachowski

AAMP Vendor
Sam Rockwell

AAMP Owner
Steve Worobe



**Apartment
Association**
of Metropolitan Pittsburgh

2041 Blvd of the Allies
Pittsburgh, PA 15219

PRSRT STD
US POSTAGE
PAID
PITTSBURGH PA
PERMIT # 2295

Print and design courtesy of Professional Graphic Communications, Inc.



Contact Us

2041 Blvd. of the Allies
Pittsburgh, PA 15219

(412) 434-5690

FAX: (412) 434-5695

Visit us online at

www.aamponline.com

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 Market a Mixed Bag

Continued from Page 4

options, there's definitely incentive to buy, so long as people have the money for a downpayment.

"The condominium market is here to stay," Donges said.

AFFORDABLE HOUSING IS A CAUTIONARY TALE

The affordable housing market isn't going anywhere, either. In stark contrast to the dynamics of other sectors, demand in that arena continues to rage. "We're going to see more need for affordable housing," said Larry Swank, head of the Sterling Group, an affordable developer based in Mishawaka, Ind.

The problem, Swank believes, is that HUD hasn't provided enough funding to

bridge the cost increases that many affordable apartment owners and builders are facing.

"Many developers are finding negative cash flow in their properties," Swank added. If a new administration doesn't stem this tide, there could be serious problems in the affordable arena. These developers and apartment owners may find that it's no longer profitable to operate their affordable properties.

"We're concerned there will be a massive number of properties returned to the housing authorities," Swank said.

Source: MULTIFAMILY
EXECUTIVE News Service