

IHM **n**ews

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ENHANCING THE KNOWLEDGE AND SKILLS OF PROPERTY MANAGEMENT PROFESSIONALS



Affordable Housing in Canada in Crisis as Rental Rates Climb and Supply Dwindles

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Reflection on IHM's Beginnings

Not too long ago, I was speaking with one of the participants in an IHM training course about the history of the IHM. As many of the original members of the IHM have already retired, I thought it may be a good time to share a bit of the IHM history in this newsletter.

Property management was not always a recognized profession in Ontario. In 1975 there were no formal training programs for property managers. Often the job was left up to real estate agents, accountants and others who had gravitated toward the field.

Much of the rental housing in Ontario was built in the 60s and 70s and at the same time the rental housing industry was going through an evolution with the buildings becoming larger, taller and more complicated. In addition, the high density housing developments that were being constructed in the 60s and 70s were growing more complex administratively, socially, technically and financially.

Around that same time, Ontario Housing Corporation (OHC) was in the process of building a portfolio of social housing units that would eventually total over 85,000 units across the Province and they needed skilled people to manage this rapidly growing and socially complex portfolio. In response to the above, the Ministry of Housing initiated an in-house property management training program in the 1970s where 50 trainees were hired each year and given the opportunity to receive on the job training in property management.

Some of the more senior managers at OHC were hired from the United Kingdom where they already had over 50 years of experience in social housing. The knowledge and experience they brought with them was essential in order to properly manage the rapidly growing rental portfolio. In the UK, professional associations such as we now have with IHM, ACMO, REIC, etc. had successfully operated for many years. Ultimately, it was recognized that a formal training program was needed for the rental housing industry in Ontario and the Provincial Government supported the idea of creating such a program with the introduction of the Institute of Housing Management in 1976.

Since that time, IHM has promoted professionalism in property management with its accreditation program, conferences and ongoing training courses. Its members are active in both the public and private sectors and many have been quite successful in their property management careers, in part, because of the professional training they received.

As the property management industry continues to grow and evolve, IHM will maintain its efforts to meet these challenges and provide a high level of training and development opportunities for its members.

Kevin McCann, FIHM
IHM Vice -President