



Insurance Program for
Association Housing

What is IPAH?

Your statewide affordable housing associations – AHMA and CARH - have worked hard on your behalf for the past 2 years to put together a group property and casualty insurance program to save you thousands of dollars in insurance premiums at each of your properties. We named it “Insurance Program for Association Housing” or IPAH.

What property and liability coverage do I get?

The same coverage your property has now – including a minimum \$25,000,000 in liability coverage. All insurance companies are “A-rated.” The policy meets all HUD, USDA, Tax Credit and other affordable housing program requirements.

No way! How can there be 15-20% in savings?

This isn’t similar to what you purchase now from insurance brokers. In a **Master Program** such as this one, we “group together” properties that are the most inspected, the most regulated and likely the least risky in their asset class. We – not you – go out and do the bidding for the best rates. We educate the insurance companies and they rate our portfolio in a lower risk posture. So far, we’ve saved our members 15% in savings per year – and premiums will likely decrease as the group grows larger. Plus you support our affordable housing associations – an added plus.

Do I have to wait for my current policy to expire?

No, you don’t have to wait. You can certainly spend your owner’s funds needlessly and suffer higher operating costs at your properties, if you’d prefer waiting until your renewal date. Virtually all other managers/owners are canceling their existing policies and binding under our program immediately upon receiving the quote. **IPAH** even makes regulators happy.

What if I’m not a member of AHMA or CARH?

If you’re not a member, we have made the process easy for you! IPAH has arranged a way to automatically enroll you as a member on a provisional basis. Binding coverage admits you automatically as a “subscriber member.” You may decide to become full voting members at any time during the initial term of coverage (1 year) – or thereafter, **at your option**. AHMA and CARH will advise you in writing of those options and steps required to become approved as full voting members within 90 days of binding coverage under their programs.

How do I get a quote? Dude, I’m busy!

Fill out the attached form for each property. It only takes 4-5 minutes. Then fax it to the number shown. If you prefer, Cascade Risk Placement will schedule and appointment, come to your office, and collect the data for you. Call Cindy at (425) 452-1115, ext. 15.

*Contact Joe Diehl, Executive Director of both AHMA and CARH at (206) 290-5498
at any time for additional information or to answer questions.*