



CHAM Community Event!

Envisioning CHAM in 2022!

Monday, December 13, 2022

12:00 PM - 1:00 PM ET

Join us on December 13th as we share CHAM's exciting vision for 2022 and enjoy some CHAM Holiday Cheer! We'll be revealing our plans for future risk management and career development programming, sharing a sneak peak of CHAM's 2022 conference, and offering details on the path forward for earning the [Certified Housing Asset Manager](#) designation in 2022. And you'll have a chance to network with your colleagues from around the country.

It's because of YOU, our members and community, that our work is made possible. Together we will further CHAM's vision for resilient, sustainable and equitable affordable housing for the residents and communities we serve.

We are eager to hear your feedback on how CHAM can best support your work and organization, so come ready with ideas. [Register today!](#)

CHAM Training Sale! Save 20% on AMS Certification!



Take advantage of a 20% discount on CHAM's [Asset Management Specialist](#) certification and all of [HAI Group's training courses](#) through December 31, 2021. Simply answer this [three-question survey](#) to unlock the discount code.

CHAM's AMS program will open doors for you in the affordable housing profession. Find out more about the AMS course of study and how to register [here](#).

CHAM Webinar

Pandemic Income Losses Aren't Over Yet!

[Recording Available](#)

At CHAM's November 16th webinar on pandemic income losses, our panelists offered context for how COVID-19 impacted rent and operations, and then shared their strategies for 2022. Listen to the recording to hear about tiered rent increases can help close the revenue gap created by rent increase delays, be inspired by how one organization deepened their investment in resident services and integration with property management and learn strategies for tackling longer vacancy and lease up times.

We learned that 50% of the of the participants did not raise rents in 2020 or 2021. For 2022, only 4% said they would not raise rents and 80% said they will raise rents. How does your organization compare?

Asset Management Resources

Housing Development - Practitioner's View

HAI Group

[Podcast](#)

HAI Group has wrapped up season two of their Housing Development-

Practitioner's View podcast with three new episodes about asset management operations and the impact on affordable housing. The discussions are facilitated by CHAM-friend Dustin Read, the Director of the Master of Real Estate Development Program at Clemson University. Joining him is one of CHAM's favorite instructors, Laurie Gould, Viva Consulting plus two other industry professionals. Access each episode below.

- [Episode 4: What is an Asset Manager?](#) Learn about what an Asset Manager is from folks who do the work. Hear what they typically are asked and how they best define the role.
- [Episode 5: Asset Managers vs. Property Managers](#) - Oftentimes confused for one another, hear how these industry professionals see the difference and similarities between an Asset Manager and a Property Manager.
- [Episode 6: What to Consider Before Becoming an Asset Manager](#) - Are you thinking about starting your career as an asset manager? Consider these helpful tips and questions to ask yourself as you begin your journey.

Multifamily Rental Housing Operating Expense Report

Novogradac

[Purchase Report](#)

Learn how the pandemic affected the cost of operating affordable housing properties and find out what to expect in the coming years.

The [Novogradac Multifamily Rental Housing Operating Expense Report](#), 2021 Edition, provides an updated, in-depth look at the cost of operating low-income housing tax credit (LIHTC) properties from a year deeply affected by the COVID-19 pandemic. Developers, investors and property managers can gain a deeper understanding of what happened and what to expect.

A valuable benchmarking tool for LIHTC developers, investors, property managers and others

This report includes:

- Survey and analysis of LIHTC properties using data from more than 1,400 properties that include nearly 145,000 individual apartment units,
- Year-over-year comparison of 1,200 properties that were in both the 2019 and 2020 data sets to provide insight into how the pandemic affected expenses,
- Discussion of the expense categories particularly affected by stay-at-home orders and school closures, and
- Explanations and exceptions while diving into regional and national trends.

Management Challenges Facing HUD in 2022

Department of Housing and Urban Development

[Read The Report](#)

This report provides insights into the most serious management and performance challenges facing HUD as identified by HUD's Inspector General.

Seven Strategies to More Resilient Affordable Housing

NHP Foundation and Enterprise Community Partners
[Read The Report](#)

A Decade of Rental Housing Vulnerability: Lessons Learned from Financial Crisis to Coronavirus, provides results of a survey of one hundred stakeholders from across the affordable housing spectrum, examining how lessons from recent history inform industry interventions of today and tomorrow. NHPF and Enterprise sought to identify ways of alleviating housing vulnerability for lower-income renters, particularly renters of color, who despite widespread DEIJ (Diversity, Equity, Inclusion, Justice) efforts, remain largely disenfranchised when it comes to housing.

Career Center



New job postings since our last newsletter! Check out all the listings and learn about asset manager careers [here](#).

[Director of Asset Management, One Neighborhood Builders](#)
Providence, RI

[Asset Management Analyst, Balance Sheet Lending \(Conventional\)](#)
Carmel, IN

[Asset Manager, Balance Sheet Lending \(Affordable\)](#)
Carmel, IN

[Asset Manager, Wesley Housing Development Corporation](#)
Alexandria, VA

[Asset Manager, Monarch Private Capital](#)
Atlanta, GA or Remote

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