

CHAM Updates - November 12, 2020

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Asset Management 2020 - Response and Resilience A CHAM Webinar Series

Modern Love – Joint Venture Partnerships

[Recording Available](#)

The joint venture partnership is a great tool for asset managers when thinking about growing and preserving your portfolio. As in all relationships, the joint venture partnership is not for the faint of heart. Prospective partners need to be clear about their respective goals, opportunities, obligations, and rights.

Check out this webinar to hear how experienced practitioners think about joint ventures and how the partnerships contribute to the growth of their organizations. With practical tips and guidance.

Recording and Handouts

Amp Up Your Career - Professional Development Options

Wednesday, December 2, 12:00 to 1:15 ET

As winter comes and you continue to be stuck working at home, this is a great time to boost your career skills with virtual courses and certification programs. During this webinar, experienced affordable housing asset and property managers will share how they have built their careers. They will highlight the training that has developed their knowledge, honed their skills and led to career advancement.

Featured programs include: CHAM, NeighborWorks America, Nan McKay, IREM, HAI Group, NDC and Novogradac.

We will end with a celebration to honor the people who recently completed their [Asset Management Specialist](#) and [Certified Housing Asset Manager](#) designations!

Learn More & Register

Property Management Oversight Through an Asset Management Lens

Wednesday, December 9, 12:00 to 1:15 ET

It has been said in housing asset management that it all comes back to the real estate. While it is true that the real estate is the main focus, the property management of the asset is what often determines the success or failure of a real estate investment.

In this webinar we will examine property management through the eyes of the affordable housing asset manager. What performance metrics should we use? How do we handle the sometimes tough conversations? How do we let property staff know they are appreciated? Ultimately, what can we do to help the team be successful?

[Learn More & Register](#)

Build Your Skills with CHAM

An occasional series of articles and interviews

Braving Turbulent Times – The Case for Technology

Allen Feliz, Industry Principal Affordable and Public Housing
MRI Software

The affordable housing industry faced a variety of headwinds before the COVID-19 outbreak including widespread housing cost-burden, severe lack of supply and unmet capital needs in aging portfolios. The economic downturn introduced by the pandemic has brought greater pain and uncertainty to already vulnerable populations. However, during the early months of the outbreak, the industry dodged (or postponed) a financial catastrophe, as low-income families were afforded the resources to stay in their homes.

To brave these turbulent times operators/owners are turning to new technology. To achieve cost savings and operate more effectively during the new “normal,” they are leveraging a host of software products for property management, compliance monitoring and accounting.

[Read the Full Article](#)

COVID-19 Resources

Tracking the Impact of Covid-19: Two Tools from Enterprise Community Partners

November 18, 2020, 3:00 P.M. - 4:00 P.M. ET

Learn about two free data tools from Enterprise and how the data is currently being used to support on-the-ground equitable recovery planning:

- The [Covid-19 Impact Tracker](#) is an interactive map and dashboard that

allows users to see changes in health and economic indicators in real-time, and track them relative to the locations of Low Income Housing Tax Credit properties.

- OPPORTUNITY360 launched a new page in the [Community Dashboards](#) to help users understand Covid-19 risk and recovery factors on the neighborhood level.

Registration

Free COVID-19 Training from NeighborWorks America.

Wells Fargo is providing free scholarships for NeighborWorks America [online training](#) specifically focused on issues and information related to COVID-19. While most of the free classes are related to homeownership housing counseling, several trainings would be useful for multifamily housing providers, too.

[Rental Counseling & Eviction Preventions Amid the COVID-19 Crisis \(HO031WT\)](#)

Nov. 12, 1 p.m. ET This course will arm learners with the most current information on the COVID-19 Tenant Relief Act, government assistance programs, eviction moratorium and rental relief options.

[Counseling Solutions for Vulnerable Populations and Homelessness Amid COVID-19 \(HO030WT\)](#)

Nov. 19, 3:30 p.m. ET Register for this webinar to gain the proper tools that housing counseling agencies can utilize to help minimize the risk and impact of current financial circumstances on vulnerable populations with minimal-to-no savings, limited English proficiency and older adults.

Asset Management Training and Tools

The Power of Preparedness: Strategies for Mitigating Emerging Risk

HAI Group

November 17, 2020 | 11am - 4pm EST

[Register Online](#)

Risk management to control litigation and insurance claims in an important strategy to avoid or limit large losses and minimizing insurance costs. This virtual risk management conference is targeted to housing professionals. You will learn new strategies for keeping your residents and your property safe, emerging risks that affect housing and, more importantly, how to address them. Hear from experts about cybersecurity, website ADA compliance, fleet management, business continuity planning and enterprise risk management, lessons in risk management from COVID-19 and public safety strategies.

Report on how Insurance Carriers use Crime Scores to Assess Risk in the Affordable Housing Industry

SAHF, Scott Insurance, Virginia Community Capital, and the Center for Real

Crain, Scott Insurance, Virginia Community Capital, and the Center for Real Estate Excellence at Virginia Tech
[Click here to read the full report.](#)

This report raises concerns around the accuracy and effectiveness of using crime scores in insurance underwriting for affordable housing properties. The report notes that a high property-level crime score “may preclude the owner of a multifamily housing complex from obtaining insurance coverage, and at best, a high crime score may result in higher premium costs.” The study also explains that these scores may not accurately depict the risk associated with insuring a specific property for a number of factors. This includes estimating property-level crime scores from larger census blocks, and failing to take into consideration “heightened general liability risk associated with certain types of crime.”

2020 Election Effects on Community Development Tax Incentives Webinar

Novogradac

Thursday, November 19, 2020 | 12pm - 2pm EST

[Register Online](#)

The webinar will address how the 2020 election results will likely affect federal community development tax incentives nationwide. Programs included: Low-Income Housing Tax Credits, New Markets Tax Credits, Historic Tax Credits, Renewable Energy Tax Credit, Opportunity Zones Incentive and possible new incentives.

Solutions for Affordable Housing

National Housing Council

Tuesday, December 1, 2020 | 11:30am - 4:30pm EST

[Register Online](#)

This event brings together housers to discuss strategies to address housing's most pressing policy issues with industry experts and government officials. Session topics include addressing the affordable rental crisis and priorities for a new administration on homeownership, rental housing and ending homelessness.

Cost Certification Basics: Are You Ready to Make the Most of Your Cost Certs?

Strength Matters

Wednesday, Nov. 18, at 1PM ET/10AM PT

[Register Online](#)

Ins and outs of cost certifications – walking attendees through the key points for developing cost certs for development projects. Participants will learn to recognize and apply elements of cost certifications necessary to meet audit requirements.

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Benefits of Membership

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