

CHAM Updates - September 25, 2020

Consortium for Housing and Asset Management <info@chamonline.org>

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To: Julia Pierson <info@chamonline.org>



Asset Management 2020 - Response and Resilience A CHAM Webinar Series

Year 15 Dispositions: Navigating the Challenges with Purchase Options and Rights of First Refusal

Recording Available

The initial 15-year compliance period is expiring for thousands of affordable Housing Credit units annually. Subsequently, the volume of dispositions is growing each year and it is critical that Asset Managers understand specific issues and nuances with these transactions. Asset Managers are an integral part of the disposition negotiation, working with stakeholders on extended use while ensuring the integrity of the Housing Credit Program long term. This webinar focused on the real-world challenges with dispositions including Right of First Refusal, Purchase Options, Exit Taxes Valuation and Aggregators.

After presenting the [10 Red Flags in LIHTC Deals](#), we asked the audience their takeaways from the session. Only 18% felt that their properties were going to be okay. Three-quarters of the participants said they needed to know their documents better, 41% said they see red flags they need to pay attention to, and 44% said they are going to find out more about their current investors.

Most of the audience members were novices and many people asked technical questions we couldn't get to in the time allotted. We suggest for a good grounding in Year 15 dispositions, that you check out the Enterprise webinar [Year 15: Transition Strategies for Expiring LIHTC Properties](#).

Recording and Handouts

CHAM Survey of Asset Managers

What do Asset Managers get paid? Who do they report to? How do they spend their time?

CHAM conducted a survey of asset managers in February and March 2020. We are grateful to the 226 respondents who shared information about their jobs and salaries.

The goals of the survey were to gain a better understanding of the work of asset managers of affordable multifamily housing and to inform types of services and programs CHAM will offer. Questions covered workload, salary, functions, roles, innovative strategies and evolving challenges.

Download the Report

Thank You to our Partners:

Asset Management Jobs!



Post or Find a Job

COVID-19 Resources

Impacts of COVID-19 in Your Area

Enterprise Community Partners has developed a [COVID-19 tracker](#) that brings together real-time data on job loss, daily COVID-19 cases, housing security, and more. Overlaying these indicators with HUD LIHTC property data allows users to understand the impact to affordable housing residents, and to track measures of the recovery over time. This tracker reports data at the state and county-level.

Health and Housing Webinar: Creating Positive Outcomes During COVID-19 September 30, 2020 01:00 PM ET

Research has proven that housing plays a significant role in influencing health outcomes in communities across the U.S. With the continued health risk posed by COVID-19, partnerships, communication, and coordination between health and housing service providers has never been more important to keep individuals healthy and stably housed. The National Housing Conference (NHC) will examine the increasingly significant interplay between health and housing in an upcoming webinar featuring Dr. Regina M. Benjamin, 18th U.S. Surgeon General under the Obama administration. She will share solutions that would ensure all Americans reap the positive health benefits associated with safe housing during the pandemic. [Register for Event](#)

Join Ta-Nehisi Coates: Racial Equity & Housing Justice

During/After COVID-19
October 06, 2020 1:00 PM - 2:00 PM

Featuring Ta-Nehisi Coates, NYU's Arthur L. Carter Journalism Institute, and National Low Income Housing Coalition. [Register for Event](#)

Asset Management Training and Tools

HPN Select Can Save You Money and Time!

Asset Managers are looking for ways to improve NOI in these tough economic times. Have you considered purchasing supplies through HPN Select? [HPN Select](#) is a group purchasing organization that focuses on the affordable housing industry. By aggregating the spending of its members, they negotiate favorable supplier contracts saving up to 30% on MRO and office supplies costs. This saves your organization time and effort spent researching suppliers and negotiating contracts. Contact [Richard Kingston](#) for a free consultation and analysis of your operation. [Click for a brochure](#).

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