



## The Consortium for Housing and Asset Management

### **CHAM Webinars: Response and Resilience** **The Asset Manager's Guide to Action Plans** [Recording and Resources Available](#)

At the CHAM webinar on January 13, 2021, expert advice was shared on how an action plan is created and implemented by various partners in the affordable housing world. Whether an owner, or an asset manager for or a syndicator, lender or investor, the basic process is the same: start early; identify all areas of concern; dig into the root causes and underlying Issues; make projections; and implement a written plan.

We heard from a general partner how they oversee their affordable housing portfolio and how they address troubled properties. Two syndicators talked about how their organizations use action plans to stabilize watch list properties and get them back on the path to success. An investor gave insights on what they key in on when reviewing their portfolio and monitor watch list properties.

Here are a few resources that participants asked about:

- Our webinar [Asset Management Software - What to Know Before You Buy](#) (September 9, 2020) lays out a framework for how to assess and think about technology needs including document storage, data management, risk rating and reporting.
- For property performance benchmarks
  - AHIC produces [best practices](#) for the housing credit field, which are guidelines that are widely adopted by its members and partners in the affordable housing industry. Here are the [Risk Rating Guidelines for Stabilized Projects](#).
  - CohnReznick's [Housing Tax Credit Investments: Investment and Operational Performance](#) report provides comprehensive data, analysis and insights into the latest performance trends observed across the surveyed portfolio, consisting of more than 21,000 properties financed with federal low-income housing tax credits.
- Cinnaire and Ginosko Development shared examples of action plans that can serve as models.

Recording & Resources

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## COVID-19 Resources

### **6 Issues Low-Income Housing Owners Should Understand About the Rental Eviction Moratorium**

Article posted by Novogradac

The stimulus bill signed on Dec. 27 extended the national rental eviction moratorium ordered by the Centers for Disease Control and Prevention (CDC) to Jan. 31, 2021. Whether the new eviction moratorium gets extended again or is allowed to lapse, there are significant issues of which low-income housing owners need to be aware.

### **COVID to Remain the Top Issue in 2021: Industry Leaders Look at the Year Ahead**

Article posted by Affordable Housing Finance

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## Asset Management Training and Tools

### **NeighborWorks Winter Virtual Training Institute**

February 15-19 2021

Have you saved the date? The [NeighborWorks Virtual Training Institute](#) returns with online classes and networking opportunities Feb. 15-19. Check out more than 50 exciting classes, workshops, roundtable discussions, peer sessions and NeighborWorks America's special [Wednesday symposium](#) that will explore the opportunities and benefits of using shared equity strategies. [Register online today](#) and take your professional development — and your career — to the next level!

Asset managers will find useful courses on housing development and nonprofit management and leadership. Plus two 90 minute webinars are offered on asset management topics: *To Self Manage or Not to Self Manage Your Property - What is the Answer?* and *Calculating Mortgage Debt for Multifamily Projects*. Included free with registration is an afternoon workshop facilitated by CHAM's Executive Director to help you build your asset management network.

Unfortunately, NeighborWorks is not able to offer any of the [AMS](#) or [CHAM](#) designation courses in the Winter session. But the good news is that CHAM is on schedule to have all three AMS courses online this spring.

### **Housing Innovations Webinar Series**

Enterprise Community Partners

RSVP

A six-part webinar series featuring conversations with each of Enterprise's Housing Affordability Breakthrough Challenge winners and other leading voices from the housing sector and beyond. Together in dialogue, you'll delve into the research, policies and practices that inform and drive each of these six innovations in their respective communities and nationwide.

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## Diversity, Equity & Inclusion

### **Equity and Well-Being in Affordable Housing: Starting with Voice and Choice**

[Blog Post](#) and [Report](#) from Stewards of Affordable Housing for the Future

A quality home supports good health and resident satisfaction is a key element for building community. Increasingly, we understand that having a voice and a sense of control is an important part of health and well-being. While home should be the place that we can most be ourselves and a place that supports our well-being, for residents of affordable housing, that's not always the case.

Financing partners, regulators and property owners and managers concerned about risk mitigation and safety often implement policies that lead to house rules that leave residents feeling they have little voice or control in the place where they live. This has negative impacts for resident well-being and resident satisfaction, and the COVID pandemic has certainly compounded feelings of loss, stress, and having little to no control.

The good news is that there are opportunities to improve how we communicate with residents and engage them in decision-making. Through focus groups with residents and interviews with front line staff, SAHF has identified some early steps such as sharing information about data collection and encouraging a wider range of resident leaders. Read SAHF's [Blog Post](#) and [Report](#) to get concrete recommendations for how you can encourage more inclusive and well-functioning communities.

### **A Very Brief History of Housing Policy and Racial Discrimination in the U.S.**

[Blog](#) posted by Enterprise Community Partners

Enterprise launched its new blog post series, [Policy Actions for Racial Equity \(PARE\)](#), to explore the many ways that housing policies contribute to racial disparities in our country. This blog post from December 2020 provides historical context in which such policies are created and implemented.

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## Amp Up Your Career



### Latest Job Postings

- Asset Manager - Comprehensive Housing Assistance, Inc, Baltimore, MD
- Asset Manager - Mission Housing Development Corporation, San Francisco, CA

[Post or Find a Job](#)

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