



**The Consortium
for Housing and Asset
Management**

A Clarion Call for Change in Asset Management

Asset Management and the Challenges of the Pandemic and the Social Justice Movement

Harold Nassau, CHAM President and NeighborWorks Senior Director
Urban Land, Spring 2021

Last year at this time, CHAM launched a webinar series to address the pandemic's impact on the industry. Harold Nassau has published a paper in ULI's *Urban Land* on what we learned as we explored together the impact on mission, underwriting, our practices, and most importantly – our residents and communities.

Harold writes:

A year ago, we all believed that we knew what stable housing meant, what it required and what asset management entailed.

We were wrong.

The pandemic has exposed major gaps in our practice concerning what people need, how people work, and how our real estate functions in communities.

[Read the article.](#)

CHAM Webinar

New Initiatives to Deter Year 15 Right of First Refusal Disputes

Wednesday, May 12, 2021, 1:00 PM to 2:15 PM EDT
Free Registration

As LIHTC asset values have increased across the country, some investors are challenging the rights of nonprofit developers to wholly own their projects at the end of Year 15. These disputes over the Right of First Refusal (ROFR) language of Section 42(i)(7) of the tax code are creating real-life consequences for nonprofit organizations and residents fighting to preserve long-term affordability in these communities.

Educate yourself about this potential threat to your LIHTC properties.

- Ellen Lurie Hoffman and Bobby Rozen will [explain the issues and warning signs](#), and update you on the latest ROFR disputes and litigation.
- Hear Emily Kurtz's story about [RiseBoro Community Partnership's](#)

[litigation](#) concerning its 34-unit building called Stockholm Manor, in Bushwick NY, that is being considered by the U.S. Court of Appeals for the Second Circuit.

- Learn about the National Housing Trust's emerging multifaceted strategy to deter YR15 ROFR disputes -- proposed federal legislation; a new state HFA policy and practices toolkit; and ongoing stakeholder education.

Register Online

Asset Management Resources

What Happens When the Eviction Moratorium Ends? Rental Counseling and Eviction Preventions Amid the COVID-19 Crisis (HO031WT)

May 13 - 3:30 p.m. EDT

NeighborWorks America

[Register](#) Using Scholarship Code: WF20HO031

Counseling renters during and after the pandemic demands updates to current rental counseling processes. Current eviction moratoria have offered a temporary reprieve, but housing counselors must be prepared for the long-term implications for at-risk renters. This course will arm learners with the most current information on the COVID-19 Tenant Relief Act, government assistance programs, tenant rights, the eviction moratorium, federal procedures and rental relief options. It will also provide additional tips and resources for housing counselors to assist their clients efficiently and effectively, both during the pandemic and after the moratorium is lifted.

Course description [here](#). Registration [here](#).

NH&RA Launches On-Demand Learning Center

Check out NH&RA's new [on-demand learning center](#), which allows users to earn continuing education credits from prior NH&RA and National Council of Housing Market Analysts sessions. This initial limited release features content from the NCHMA Spring Meeting, the NCHMA Market Study Fundamentals Training Series, NH&RA's 2021 Annual Meeting and a selection of their town halls. More content will be added soon.

NH&RA 2021 Virtual Asset Management Symposium

June 8-9, 2021

[More Information](#)

Learn how leading asset management executives from around the country are shaping new best practices, identifying value creation opportunities and reorienting for a post-COVID 19 world. For the past seven years, NH&RA has convened leading asset management and portfolio management executives from across the country for the premier event where GPs, LPs, Lenders, Owners Reps, HFAs, Brokers, Insurance Providers, Multifamily Software & Technology Companies, and other Asset Management Professionals meet to explore best practices and network.

Pre-Hurricane Storm Season Event

Enterprise Community Partners, Fannie Mae, and Bellwether Enterprise

Thursday, May 20th, 2021, 1:00 - 2:30pm EDT

[Registration](#)

Forecasts for the upcoming storm and fire season are dire — climate change is aggravating existing challenges for communities, homes, and infrastructure. Affordable housing owners and operators are struggling to maintain healthy homes, income, and business continuity before, during and after crisis events. As the Affordable Housing Crisis persists and grows deeper, the importance of preserving existing affordable housing is protected and safeguarded from extreme natural hazards.

Join Enterprise and Fannie Mae to discuss forecasts for the upcoming season and how the industry is responding to risk, and solutions and strategies to mitigate and adapt to climate risk to ensure communities are safe and affordable housing is preserved.

Turner Center Report: The Complexity of Financing LIHTC Housing

The Turner Center for Housing Innovation at UC Berkeley published a report on [The Complexity of Financing Low-Income Housing Tax Credit Housing](#), which highlights the challenges associated with funding fragmentation and lifts up promising approaches that federal, state and local actors are taking to streamline the financing process. The authors find that on average, developers need to pull together 3.5 different funding sources to make a development pencil, with some developments requiring as many as 11 sources on top of tax credit equity. The average number of sources has also increased over time, in line with the rise of development costs.

Asset Manager Survey Update

Thank you to the 296 asset management professionals who completed the CHAM survey. We had 33% more responses than last year! Look for the results to be released this July at our [annual conference](#).



July 20-21, 2021

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Asset Management Practices

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