



**The Consortium
for Housing and Asset
Management**

Lessons From the Field

Commercial Asset Management in the Affordable Housing Sector

Interview with Shadow Morton, Mercy Housing

Shadow Morton is one of very few commercial asset managers working in the affordable housing sector. He oversees Mercy Housing's portfolio of commercial spaces across the country. In this detailed conversation, Shadow shares specific lessons he has learned about the unique challenges of commercial space asset management within the affordable sector.

Here is an excerpt from his interview with Elaine Magil, TCAM/MRI:

Elaine: Is there anything you've learned from your work as a commercial space asset manager that you want to pass on to others in our sector?

Shadow: I came from affordable housing asset management, so the biggest surprise was the variation in the leases. In affordable housing, there are maybe 1-2 types of leases, depending on the program. In commercial, if you've got 5 spaces you could have 5 different leases. I thought I was going to be so smart and come in and standardize everything: what's this triple-net, gross, modified gross?! I thought I was going to standardize it and just do one lease. Boy was I wrong! The sheer mass of variations makes tracking difficult. We eventually mostly settled on one template for triple-net and one for (modified) gross, and we have two types within that: retail or services business.

[Read More](#)

Survey! Commercial Asset Management



How has the pandemic impacted your commercial properties?

Affordable housing organizations around the country are struggling with the financial impact of the pandemic on their commercial properties. This survey will help us better understand the stressors, issues and opportunities facing the operations of these properties. We want to hear from owners, lenders, syndicators and investors – anyone who has commercial property to asset manage. The survey is just 8 questions and will take less than 5 minutes to complete.

Take Our Survey

CHAM Website Updates

Check out recent changes to the CHAM Website:

- Past webinars are now easier to find. Go to the [Webinars page](#) and click on the webinar title to access the recording and handouts.
 - Past *Updates* newsletters (like this one) are archived on the [News page](#).
 - Learn about CHAM in the one minute video on our [Home page](#).
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New Resources

Eviction Prevention: Tips for Effective Resident Engagement

NeighborWorks America

Residents are struggling to pay their rent during these difficult times. As mission-based housing providers, we are also struggling with how best to help people stay housed. [Eviction Prevention, Tips for Effective Resident Engagement](#), provides guidance on how to work with residents to identify why they are at risk of losing their housing, what resources they can access to help, identifying and implementing a plan for the immediate crisis, and planning for prevention of future crises.

Bridging the Digital Divide in Affordable Housing Communities: A Practitioner's Resource for Multifamily Operators

Stewards of Affordable Housing for the Future

SAHF released a [new practitioner's resource for addressing digital inclusion in affordable housing properties](#). This resource provides an overview of the current challenges, case studies of short and longer term solutions, and practical considerations for affordable housing operators and their partners seeking to connect residents to the wide range of online platforms that support their well-being. They draw on the experiences of SAHF members and partners in response to an overwhelming need in the field for near and short term solutions for getting residents connected so that they can access the things they need.

\$25 Billion Emergency Rental Assistance Program

[Novogradac Tax Credit Tuesday Podcast](#)

Michael J. Novogradac, CPA, discusses the \$25 billion Emergency Rental Assistance program with Novogradac multifamily compliance program experts, Mark Shelburne and Stephanie Naquin. They discuss:

- The genesis of the federal Emergency Rental Assistance program
- The role of Treasury in getting the dollars out to state and local agencies
- The role of state and local agencies in distributing the funds
- How property owners can apply on behalf of tenants
- Which rental expenses qualify for reimbursement

Building to Heal: A Framework for Holistic Community Development

Enterprise Community Partners

Webinar March 18 from 1-2:30 p.m. ET

[Registration](#)

[Building to Heal: A Framework for Holistic Community Development](#) focuses on a holistic understanding of health and the processes that relieve stress, achieve acceptance, promote hope and restore relationships.

From the webinar, you will learn how the framework:

- Looks at relationships in the form of community-based interventions and how engagement takes place in that context.
- Provides guidance on how to practice being in the right relationship with ourselves, each other, and the land for which we are stewards - especially regarding the development of brick and mortar.
- Strives beyond merely racial justice and even anti-racist strategies in order to try on the notion of Black liberation within the field and practice of housing and community development.

Amp Up Your Career



Latest Job Postings:

- Director of Finance: Community Health and Housing - Bon Secours | Baltimore, MD
- Asset Manager - Lemor Development Group | New York, NY
- Housing Development and Asset Manager | Atlanta, GA

Post or Find a Job

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