



Job Title: Asset Management Specialist
Department: Asset Management
Reports to: Senior Asset Manager
FLSA Classification: Non-exempt
Supervises: N/A
Created / Updated: August 2024

POSITION OVERVIEW

The Asset Management Specialist assists in the functions of the Asset Management Department by aiding with the preparation, review, and follow-up on the different reports generated by the department as noted in the essential duties and responsibilities.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following:

- Organizing and maintaining filing systems for both hard copy and electronic filing systems of the Asset Management department.
- Compose and type routine correspondence and assist in the preparation of financial schedules and other reports as requested.
- Assists with the preparation and submittal of all monthly, quarterly, and annual financial reports including but not limited to annual operating budget and year-end financial reports to regulatory agencies, investors, lenders, and others as requested.
- Assist in the review of the management company's monthly operating reports and process information to excel spreadsheets for review by Senior Asset Manager.
- Prepare Balanced Scorecard reports and maintain/monitor monthly occupancy reports.
- Prepare reporting schedule for each project to ensure compliance with regulatory agencies, partnerships agreements, and loan agreements.
- Assist in the scheduling and gathering of documents for responses to compliance inspections by the different investors.
- Coordinates the filing of the Limited Partnership and Limited Liability Corporation audited financial statements.
- Coordinates the filing of form 990 for the CVHC affiliates.
- Coordinates the filing of the Limited Partnership and Limited Liability Corporation tax returns.
- As needed assist in the preparation of NeighborWorks MFI reports.
- Assist the Property Management company with gathering documents (contracts/MOU's) needed for the annual filing of welfare exemptions.
- As needed assist in the coordination of Las Palmeras HOA meetings.
- As needed assist in the coordination of Property Management meetings.

- Assist with CVHC building maintenance and repair requests.
- Other duties as assigned.

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Education and/or Experience

- A four-year degree in Business Administration or Accounting is desirable, or a combination of AA Degree in accounting, finance; and/or two to three (2-3) years related experience in an office setting. Affordable housing construction industry a plus.

Required Technical Skills

- Working knowledge of computers, and most used business software to include, Microsoft Word, Excel, Outlook, PowerPoint, and accounting software.

Required Licenses/Certifications

- Valid California Driver's license.
- Reliable transportation, proof of auto insurance with Bodily Injury limits of 100,000/300,000 or more as required in the CVHC personnel handbook.

Other Skills and Abilities

- Excellent written and verbal communication required.
- Be highly organized in workflow and keeping of records.
- Ability to effectively present information and respond to questions from employees, customers, and the general public.
- Be capable of managing multiple priorities and able to prioritize work assignments.
- Able to maintain strict confidentiality relative to working within the work areas and with assigned work.
- Ability to analyze financial data and prepare spreadsheets.
- Ability to multi-task, prioritize and meet deadlines.
- Excellent written and verbal communication skills required.
- Ability to multi-task, prioritize and meet deadlines.

PHYSICAL DEMANDS

The physical demands described on the attached "Physical Demands of Position" chart are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. See attached "*Physical Demands of the Position*".

CONFIDENTIAL INFORMATION

This position has access to confidential information: Corporate, property and tenant information, company tax information.

COMPANY FUNDS

This position does not have access to company funds.

SAFETY

Comply with established safety work practices and attend all safety-related training provide or made available by the Coachella Valley Housing Coalition.

Equal Opportunity Employer




Asset Management Specialist	Wage Range	Non-Exempt Status
Step 13	\$22.1095 / hour	
Step 18	\$28.2180 / hour	

ACKNOWLEDGEMENT

I have reviewed and been provided a copy of the Asset Management Specialist position job description and agree it is an accurate representation of the responsibilities of my job. I understand that as the Asset Management department needs change, my job description may change. I, therefore, understand that I may be asked to perform activities, duties, and assume responsibilities not listed in this job description.

<i>Signed - Employee</i>	<i>Date:</i>
<i>Signed - Supervisor</i>	<i>Date:</i>

cc: Supervisor, Personnel File

Approvals: Dept Dir [] HR [] Ex. Dir [] REV. August 2024

PHYSICAL DEMANDS OF POSITION

Job Title: _____ Date: [Click here to enter a date.](#)

Asset Management Specialist

How many hours are worked per day? 8 hours

When completing this form, look at the job from a typical/average workday perspective.

PHYSICAL ACTIVITY	Percentage Time Designation			
	Rarely <1%	Occasionally 1-33%	Frequently 34-66%	Continuously 67-100%
Stand	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
Walk	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
Sit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
Use hands to finger, handle or feel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
Reach with hands and arms over shoulder	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
Reach with hand and arms over head	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
Climb or balance	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
Stoop, kneel, crouch, or crawl	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Talk or hear	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
Taste or smell	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

i.e., Position requires standing 1/3 of the time.

Does this job require that weight be lifted or force be exerted? If so, how much and how often?

WEIGHT	Percentage Time Designation			
	Rarely <1%	Occasionally 1-33%	Frequently 34%-66%	Continuously 67%-100%
Up to 10 pounds	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
Up to 25 pounds	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
Up to 50 pounds	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Up to 100 pounds	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More than 100 pounds	x	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

i.e., Position requires lifting 1/3 of the time up to 10 pounds.

Does this job have any special vision requirements? Check all that apply.

- Close Vision (clear vision at 20 inches or less)
- Distance vision (clear vision at 20 feet or more)
- Color vision (ability to identify and distinguish colors)
- Peripheral vision (ability to observe an area that can be seen up and down or to the left and right while eyes are fixed on a given point)
- Depth perception (three-dimensional vision, ability to judge distances and spatial relationships)
- Ability to adjust focus (ability to adjust the eye to bring an object into sharp focus)
- No special vision requirements

List specific job duties that require the physical demands selected above: