



Midwest Asset Management University (AMU) Program

Request for Applications

2026

Request for Applications (RFA) Issue Date: January 12, 2026

Submission Deadline for Applications: February 6, 2026

Applicants must create an account in SlideRoom prior to submitting the application.

Register here: <https://enterprise.slideroom.com/#/login/register>

Complete the application here: <https://enterprise.slideroom.com/#/permalink/program/87528>

Enterprise Community Partners

Enterprise Community Partners (Enterprise) is a national nonprofit that exists to make a good home possible for the millions of families without one. We support community development organizations on the ground, aggregate and invest capital for impact, advance housing policy at every level of government, and build and manage communities ourselves. Since 1982, we have invested \$80.9 billion and created 1 million homes across all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands – all to make home and community places of pride, power and belonging. Join us at enterprisecommunity.org.

Midwest Asset Management University Program

Operating, maintaining, and preserving affordable housing is complex and requires a specialized set of skills and a deep organizational commitment to asset management. Today, affordable housing providers face a variety of economic, operational, and compliance challenges, including rising operating costs, rental arrears, staffing shortages, and an aging portfolio.

Enterprise is launching its first Asset Management University (AMU) Program in the Midwest (Illinois, Indiana, Wisconsin, Missouri, and/or Minnesota) in March 2026 to support mission-aligned, affordable housing providers in meeting these challenges in their efforts to provide housing stability to residents and preserve the long-term affordability of properties.

The Midwest AMU is a comprehensive, five-month training program that seeks to strengthen the asset and property management capabilities of participating housing providers, improving organizations' capacity to oversee the financial, physical, and operational health of their housing portfolios.

Midwest Asset Management University Cohort Overview and Benefits

Enterprise is excited to offer this application for participation in the Asset Management University (AMU) Cohort (the “Cohort”). Up to fifteen (15) eligible organizations will be selected for this Cohort and will receive access to online training offered by the [Consortium of Housing and Asset Management](#) (CHAM), peer learning opportunities, and post-training technical assistance.

Every organization/entity participating in the Cohort will have access to:

1. **Scholarship(s) for the Asset Management Specialist Certificate Program.** Up to two (2) staff members of each Cohort organization will receive a scholarship to enroll in the [Asset Management Specialist](#) (“AMS”) Certificate Program, offered by CHAM.

Participants will take the program as a cohort through CHAM’s [AMS+ pathway](#), which combines self-paced, on-demand learning with live, facilitator-led sessions and a built-in peer community. The program is best suited for asset managers, portfolio managers, property managers, real estate development staff, and analysts looking to obtain training to advance their career in asset management and affordable housing.

The program provides asset management staff with the fundamentals of multifamily affordable housing asset management, focusing on property performance, owner goals, and the critical exchange of information between development, property management, and ownership. [Please see pages 3-4 for the full list of classes.](#)

2. **In-Person and Virtual Peer Learning Sessions.** Cohort organizations’ leadership and staff will also have access to additional training, peer learning opportunities, and workshops.
3. **Opportunity to Apply for Funding for Technical Assistance & Capacity Building.** Participating organizations will have the opportunity to apply for professional services or funding to support other asset management capacity building activities. Technical assistance dollars are competitive and will be awarded based on organizational need and program alignment. Eligible activities, and/or uses, may include but are not limited to:
 - Business planning for asset management
 - Creating an asset management plan
 - Conducting a physical/capital needs assessment
 - Improving asset management systems and processes
 - Purchase of new technology or software systems
 - Other relevant activities proposed by cohort members to support their organization’s asset management capacity

Midwest Asset Management University Training & Peer Learning Sessions

The Midwest Asset Management University (AMU) Program is comprised of two training components: 1) the AMS+ Certificate Program sessions and 2) in-person and virtual peer learning sessions.

The **Asset Management Specialist (AMS+) Certificate Program** consists of self-paced, on-demand learning and four (4) virtual, live, 90-minute facilitator-led courses designed to train staff in key concepts and skills integral to the organization's asset management duties:

1. **Nuts and Bolts of Asset Management (AM121)**. The course includes an overview of key property asset management concepts, including key asset management responsibilities through the life stages of property and best practices for assessing operational and financial performance.
2. **Asset Management Fundamentals (AM 290)**. This course, which spans two virtual sessions, covers strategies for working with property management, housing finance basics, components of Low-Income Housing Tax Credit (LIHTC) deals, and how to analyze key asset management documents, reports, and audits.
3. **Financial Fundamentals of Asset Management (AM 291)**. This course is an introduction to real estate finance and explores analytical concepts that are critical for the professional asset manager. It covers basic tools for analyzing properties' financial health, determining their market value, and developing multi-year financial projections.

The AMS+ Certificate Program will start in mid-March and run through the end of July. AMS+ training sessions dates will be publicized to participating cohort members upon selection.

The Midwest AMU's **in-person convening and virtual peer learning sessions** are open to any interested staff members of Cohort organizations, including those working in asset and property management, real estate development, finance and accounting, executive staff, board members, or others who play a key role in their organization's asset management functions and decision making. These include:

1. **One in-person Midwest AMU convening** closing out the program and celebrating AMS+ participants. This convening will include hands-on training and panel discussions featuring technical assistance providers and subject matter experts to support your organization in strengthening its portfolio health.
2. **Optional virtual peer sharing sessions** covering a variety of topics pertinent to AMS+ participants and selected organizations' asset and property management staff, organizational leadership, and board members.

The Midwest AMU in-person convening is scheduled for late July. The peer learning session dates will be publicized to participating cohort members upon selection.

Cohort Eligibility and Program Requirements

Organizational Eligibility

Organization type – Applicants may be a 501(c)(3) nonprofit organization, a mission-aligned for-profit entity, or housing agency that owns and operates affordable housing and seeks to increase their asset management capacity.

Geographic Focus – Organizations that own or operate subsidized or naturally-occurring affordable housing properties in one or more of these states: Illinois, Indiana, Wisconsin, Missouri, and/or Minnesota.

Participation Requirements

Enterprise will select up to 15 organizations to participate in the Midwest Asset Management University (AMU). All participating Cohort organizations must:

1. Enroll at least one (1) but no more than two (2) staff members to participate in CHAM's **Asset Management Specialist (AMS+) Certificate Program**. Additionally, one staff person managing the AMS+ participant(s) must attend the first part of the AMS+ virtual kickoff session.
2. At least one (1) staff member must attend the **in-person Midwest AMU convening**. In addition to AMS+ participants, selected organizations' staff, leadership, and board are encouraged to attend.
3. Participate in Enterprise's evaluation efforts to measure the impact of the program on the Cohort member as well as collection of lessons learned for future work.

Cohort organizations who complete the AMS+ Certificate Program and attend the in-person Midwest AMU convening will be eligible to apply for technical assistance funds.

Program Terms

- Program Duration – Midwest AMU training sessions will be delivered from March – July 2026. Cohort participants are expected to remain engaged with Enterprise for the full period of the curriculum and evaluation efforts, which may include training evaluations and post training surveys.
- Cohort members will be required to comply with any specific requirements of Enterprise's funder(s) for the Midwest AMU Program.

How to Apply

Submission Instructions

Slideroom is the application system being used for this Request for Applications. Applicants must create an account in SlideRoom prior to submitting the application. Register here:

<https://enterprise.slideroom.com/#/login/register>.

Once registered, applicants must answer all questions to successfully apply. Applications must be submitted electronically on Slideroom **by 11:59 pm Central Standard Time (CST) on Friday, February 6th, 2026.**

SlideRoom automatically saves your work as you go. That means that even if you lose your internet connection or have computer problems, your work will be saved. You can log in and out as many times as you need to complete your application. However, once you submit your application you cannot go back to make any edits.

Applicants are encouraged to read the entire Request for Applications and register for an account in SlideRoom early in the process to understand requirements and submission details. Technical problems with SlideRoom may be directed to support@slideroom.com

Notification of Selected Applicants

All applicants will be notified of status (award or denial) on or around **Friday, February 20th, 2026.**

Submission Requirements

Submission Materials

Applicants must address each of the following areas in the SlideRoom application here: <https://enterprise.slideroom.com/#/permalink/program/87528>

Please respond to all questions below in SlideRoom.

Organization/Entity Background

1. Organization/Entity Name
2. Organization/Type of Entity
3. Mailing Address
4. Physical Address, if different from Mailing Address
5. Organization owns and operates housing in at least one of these states: IL, IN, MO, WI, MN
6. County where located
7. Primary Contact Name
8. Primary Contact Title
9. Contact Email
10. Contact Phone

11. Please briefly describe the organization's/entity's mission, length of existence, asset management experience, and if applicable, characteristics of its Board of Directors.
12. Please select the number of properties your organization owns and operates
 - 5 properties or less
 - 6 to 10 properties
 - 11-25 properties
 - 26-50 properties
 - More than 50 properties
13. Please select the number of housing units your organization owns and operates.
 - a. 50 units or less
 - b. 51-500 units
 - c. 501-1,000 units
 - d. 1,001-2,500 units
 - e. Over 2,500 units
13. Please list the number of units under
 - a. Self-management
 - b. A third-party property management company
14. Does your organization currently have staff whose primary responsibility is asset management?
 - a. Yes
 - b. No
 - c. Other
15. If yes, please select the number of staff employed in your organization's asset management department/division.
 - a. Less than 5
 - b. 5-10
 - c. 11-20
 - d. More than 20
 - e. Not Applicable
 - f. Other
16. Who in your organization oversees the asset management staff?
 - a. CEO/Executive Director
 - b. CFO
 - c. COO
 - d. Asset Management Division Lead
 - e. Property Management Division Lead
 - f. Real Estate Development Division Lead

g. Other

17. Please select all that apply. My organization has participated in Enterprise's:

- a. Central Midwest Equitable Path Forward (EPF) Cohort
- b. Section 4 Capacity Building Grant Program
- c. Midwest Climate Resilience Academy
- d. Not Applicable
- e. Other

Asset Management Organizational Commitment & Goals

Please respond using no more than approximately 150-300 words per question.

1. Please identify three goals for your organization's/entity's participation in the Midwest Asset Management University (AMU), highlighting how participation will increase your capacity to successfully maintain, operate, and preserve your affordable housing portfolio.
2. Please select the top three asset management challenges your organization faces.
 - a. Rising operating expenses, including insurance, administrative costs, utilities, taxes, and repairs/maintenance
 - b. Economic occupancy, including rental arrears, tenant collections, or other
 - c. Vacancy, including unit turnover, marketing and lease up, or other
 - d. Finding and securing new funding sources
 - e. Navigating funder requirements and compliance
 - f. Staffing, including shortages, talent retainment, or skills development
 - g. Developing policies and procedures
 - h. Planning for rehabilitation and capital planning
 - i. Portfolio tracking and data management
 - j. Meeting resident needs
 - k. Other
3. Please describe the top three asset management challenges you chose above.
4. Please select the top three topics you or your organization would like to learn more about during the Midwest AMU.
 - a. Board and leadership training
 - b. Preparing for LIHTC Year-15
 - c. Preservation strategies
 - d. Disposition and exit strategies
 - e. Capital planning
 - f. Securing additional funding sources
 - g. Green and sustainable retrofit strategies
 - h. Working with property management and development

- i. Technology tools
 - j. Other
5. Please list and describe three outcomes your team is looking to achieve through the Midwest AMU.
6. Please list the names and emails of staff and/or team members and who will be attending the Midwest AMU in-person convening in July 2026, closing out the program and celebrating AMS+ participants. *At least one staff member per Cohort organization must attend the in-person convening.*

Asset Management Specialist (AMS+) Training Interest

Each staff member interested in applying for CHAM's AMS+ Certificate Program should respond to the following questions.

1. Please list your name, title, and email address.
2. Please list your supervisor's name, title, and email address.
3. Please select the number of years you have been working in the affordable housing industry
4. Please describe your role in your organization, including but not limited to its asset management, property management, finance, real estate development, or other functions.
5. Please describe how participating in CHAM's AMS+ Certificate Program will support your professional development and advance your career in the affordable housing industry. In your response, please also include what you seek to learn and how you will apply these learnings or skills to your role.

Selection Criteria

Up to 15 organizations/entities will be selected to participate in the 2026 Midwest AMU Program. Organizations will be evaluated by the following characteristics:

- **Organizational Commitment:** Demonstrated commitment to improving asset management operations and thoughtful analysis of asset management needs and challenges.
- **Asset Management Goals:** Clearly identifiable asset management goals and learning objectives.
- **Asset Management Specialist Training:** Demonstrated need, interest, and capacity for a staff member to participate in the Asset Management Specialist (AMS+) Certificate Program.

Questions

Any questions on the Request for Applications process can be directed to: Jessie Wang, jewang@enterprisecommunity.org. Technical questions regarding the application submission in SlideRoom may be submitted to support@slideroom.com.