



Registered Housing Manager (RHM)

NCHM's most prestigious property management credential

Blended Occupancy Specialist (BOS) is a comprehensive study of the compliance challenges posed by “blended” sites – those properties receiving subsidies from multiple sources and/or financed through multiple programs. BOS focuses on where the rules overlap, where they differ, and how to steer a compliant path through it all.

BOS is geared toward owners, agents, regional managers, supervisors, property and site managers and others who operate properties with any combination of HUD project-based assistance, the Low-Income Housing Tax Credit (LIHTC) program, and/or HOME investment.

Content/format

An overview of the RHM program:

RHM is not a training program. It is self-guided process through which an RHM candidate prepares an analysis of a property using the concepts and tools taught in the Pillar programs described below). The analysis is then reviewed and graded by a panel of NCHM experts.

Housing professionals who attend NCHM training in each of our four Pillar areas and pass the certification exams are eligible to apply for RHM candidacy. Once accepted, the candidate has eight weeks to prepare and submit the RHM Property Assessment using NCHM's online program. The RHM Property Assessment is then reviewed and graded by NCHM's Certification Review Board – a panel of experts selected from among our senior faculty. If the Property Assessment is acceptable, the candidate is awarded the RHM certification.

Candidates may complete the four pillar courses in any order.

Candidates are guided through the assessment process by online video and audio instruction. All necessary forms are supplied. The online instructions include refreshers on key topics covered in the Pillar programs and applicable to assessment.

The final product not only meets the requirement for receiving the RHM designation, it is a practical and useful tool for identifying and addressing any property issues and improving property performance.

COURSE PROFILE

Duration: Self-paced with eight weeks to complete

Exam: Includes online exam – one week to complete

Format: Roundtable with lectures, individual and group exercises, case study work, and discussion

Prerequisites: None

Audience: All housing professionals

Offered: At student's request



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THE FOUR PILLARS

OCCUPANCY (Must complete one of the following programs)

Certified Occupancy Specialist (COS)

COS is a comprehensive study of HUD guidelines and regulations set forth in HUD Handbook 4350.3, including rent calculation, eligibility, verification, recertification, tenant screening, and Fair Housing.

Tax Credit Specialist (TCS)

TCS provides a thorough review of IRS guidelines and regulations and HUD Handbook 4350.3 sections that pertain to Low Income Housing Tax Credit (LIHTC) properties.

COS – Public Housing (COSP)

COSP focuses on HUD's Public Housing Occupancy Guidebook.

Certified Voucher Specialist (CVS)

CVS focuses on the occupancy requirements of HUD's Housing Choice Voucher program.

PROPERTY MANAGEMENT (Must complete one of the following)

Certified Manager of Housing (CMH)

CMH introduces processes for decision-making and problem-solving that equip housing managers to effectively deal with the day-to-day challenges that arise in a diverse housing community.

Certified Manager of Senior Housing (CMSH)

CMSH is designed specifically for professionals involved in the management of senior housing communities.

MAINTENANCE MANAGEMENT

Certified Manager of Maintenance (CMM)

CMM introduces a system that enables managers and maintenance leaders to control maintenance costs and increase productivity by shifting from reactive on-demand maintenance to planned and preventative maintenance.

FINANCIAL MANAGEMENT

Certified Financial Specialist (CFS)

CFS teaches how to effectively use monthly financial statements and develop an accurate annual budget.