



## 2026 Merritt Asset Management Specialist Program FAQs

### 1. Who is eligible to apply to this program?

Applicants must:

- Be an affordable housing professional with responsibilities or a demonstrated interest in the area of asset management.
- Reside or work in the following states:
  - o California
  - o Arizona
  - o Colorado
  - o Oregon
  - o Nevada
  - o Utah
  - o Washington
- Be able to provide a written recommendation from their supervisor, including a confirmation of time commitment to the program.
- Be able to attend all required events of the program, including:
  - o Cohort Kick-off session in July
  - o On-Demand classes from July through November:
    - Neighborworks Fundamentals of Affordable Housing Development
    - C3P LIHTC Compliance Training
    - Nuts and Bolts of Asset Management (AM121)
    - Asset Management Fundamentals (AM290)
    - Financial Fundamentals of Asset Management (AM291)
  - o Five 90-minute instructor-led sessions from August through October focused on specific modules from the On-Demand classes; the agenda will include:
    - Review of key topics
    - Review of an exercise or quiz the participants completed
    - Discussion to explore how the topics relate to participants' work
    - Answers to participant questions about the content
    - Networking activities
  - o Virtual working group sessions with Merritt throughout the course of the program
  - o Virtual office hours with Merritt staff
  - o At least one in-person networking opportunity given the following:
    - October meet-up in Los Angeles
    - October meet-up in Bay Area



- Merritt Partners' Event in Oakland in November

## **2. What does the selection process look like?**

The application will be open from early April through end of May. It will consist of a comprehensive questionnaire through the SmarterSelect platform designed to assess each candidate's experience in affordable housing, career development goals, and ability to commit to the requirements of the program. Applicants will also be required to include a recommendation from their manager or supervisor.

## **3. What is expected of the recommenders?**

As part of the application, applicants will provide their recommender's contact information. This will prompt the SmarterSelect platform to automatically send a brief questionnaire to the recommender's email, inquiring about their relationship with the applicant, their abilities to manage the program expectations alongside their current workload, and their overall fit for the program. Recommenders may also attach a letter of recommendation and supporting materials.

## **4. Can someone with limited asset management experience apply for the program?**

Yes, however, they must be able to speak to their intent to transition into asset management or the importance of understanding asset management concepts in their current role in their application. While prior experience in asset management is preferred, it is not required.

## **5. How many representatives from an organization are typically accepted into the program?**

Having a cohort with diverse perspectives is essential to the learning experience of the program. To support this, we typically accept no more than two candidates from each organization.

## **6. What are the costs associated with the program? Should organizations be prepared to sponsor the participant?**

Merritt will fully cover the instructional costs of the program, at no expense to the individual or their employer. Merritt will also plan and coordinate the in-person networking events. Participants may be expected to cover local travel costs associated with in-person networking opportunities.