

THE BEST OF *Asheville, NC*



AWARD WINNING EATS!

Yelp named Asheville one of the top food destinations in the United States on its 2022 "Small Town, Big Flavor" list. Asheville boasts not one, but two Beard Award winners! You won't go hungry in Asheville!

BEER CITY USA

Asheville is a destination for beer lovers! Asheville is second (only to Portland, Maine, for the most breweries per capita in the U.S. There are currently 55 craft breweries located all over Asheville.



THE GREAT OUTDOORS

There are limitless ways to enjoy outdoor activities in Asheville--hiking trails, rafting on the French Broad River, ziplining, fishing, searching for waterfalls, the Arboretum, camping, the nature center and much more!

ART AND GALLERIES

There are many art galleries in Asheville (more than 20) featuring paintings, ceramics and sculptures. You can also visit the Folk Art Center on the Blue Ridge Parkway. Visit the River Arts District and the Asheville Art Museum.

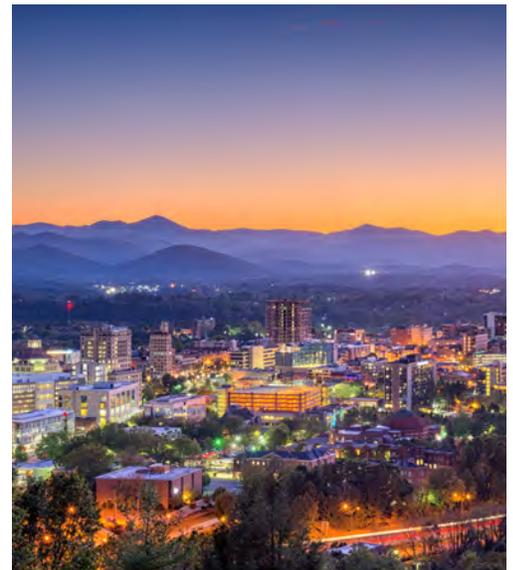


HISTORY & ARCHITECTURE

Second to Miami, Florida, Asheville is known for Art Deco architecture. A to Asheville has to include seeing and touring the magnificent Biltmore Estate -- the largest privately owned home in America. Thomas Wolfe's home is another great place to learn about Asheville's history.



Armstrong McGuire



Mountain Housing Opportunities

Asheville, North Carolina

www.mtnhousing.org





Ask yourself

Do you have a heart to improve housing conditions by eliminating threats to life, health, and safety? Do you have a passion for serving low-income elderly, veterans, disabled, single-parent, and large family households in Asheville and Western North Carolina?

Do you value diversity, equity, and inclusion and can you demonstrate this professionally and personally? Are you the new Affordable Housing Asset Manager at Mountain Housing Opportunities (MHO)?

Why?

MHO continues to expand and improve its services to meet the critical needs of the residents of Asheville and Buncombe and surrounding counties. MHO knows that more than 20,000 households in Western NC struggle to afford a safe, attractive home in a good neighborhood, and that more than 45% of people of color face housing insecurity.

MHO serves more than 2,000 households each year and builds an average of more than 80 new homes annually. Now, MHO seeks an Asset Manager to join a dedicated team and help achieve the organization's strategic vision.

FACTS & DEMOGRAPHICS

Asheville, NC



RACIAL COMPOSITION

According to the most recent ACS, the racial composition of Asheville was: White: 82.64%, Black or African American: 11.11%, Two or more races: 2.98%, Asian: .52%, Other race: 1.06%, Native American: 0.41%, Native Hawaiian or Pacific Islander: 0.29%

ASHEVILLE LANGUAGE

Asheville Language
91.01% of Asheville residents speak only English, while 8.99% speak other languages. The non-English language spoken by the largest group is Spanish, which is spoken by 5.70% of the population.



LABOR FORCE PARTICIPATION

Labor Force Participation: 64%
Employment Rate: 61.6%
Unemployment Rate: 3.7%



HOUSEHOLD INCOME

Median Household Income: \$53,621
Household Income Brackets
<\$25k: 23%
\$25-\$44k: 20%
\$45-\$74k: 23%
\$75-\$149k: 22%
\$150k+: 12%



POPULATION DENSITY

The population density in Asheville is 782% higher than North Carolina: 94,589 Density: 2,080.20/sq mi (803.18/km²)



Why MHO?

Mountain Housing Opportunities (MHO) is a nonprofit housing and community development organization serving principally Asheville, Buncombe County, and other areas of western North Carolina. Our mission is to build and improve homes, neighborhoods, communities, and lives, and to build hope and dignity in the people we serve. We believe that if you work in this community, you should be able to live here in a safe, attractive affordable home in a good neighborhood, and when you retire or if you become disabled, this should still be true.

MHO produces over \$15 million each year in affordable and workforce housing development, apartment leasing and management, home lending, housing preservation in the form of Emergency Home Repairs for low-income homeowners, and neighborhood revitalization. Since our founding in 1988, MHO has helped over 7,000 households and now serves more than 2,000 people each year in our combined programs.

The foundation of MHO's core values is diversity, equity, and inclusion. MHO's commitment to this foundation is unwavering, across all of our work. These principles are central to our mission and to our impact. We know that having varied perspectives helps generate better ideas to solve the complex housing problems of a changing and increasingly diverse world. With that and with leadership support from the NeighborWorks America, a national network of housing and community development organizations, MHO is working to build on our positive record of diversity, equity, and inclusion by incorporating DEI principles and practices in all areas of MHO operations, programs, hiring and human resources, training, promotions, contracting, management, and governance. MHO looks forward to a new team member who can join this continued effort.

Want to know more?

Visit MHO's website at
www.mtnhousing.org.



What will you do as MHO's Affordable Housing Asset Manager?

MHO's asset management team is responsible for the long-term ownership interest in a strong portfolio of affordable apartment communities and commercial developments. The portfolio includes 29 residential properties with 1,346 units, a 9,060 square-foot commercial property, and ownership interest in three mixed-use condominium associations.

The Affordable Housing Asset Manager will be accountable for the active and strategic pursuit of the long-term goals and objectives of a portfolio of specific properties. The goals are focus on mission impact, financial and physical sustainability, and maintaining positive relationships with property funders and regulatory agencies. The Affordable Housing Asset Manager reports to the Director of Asset Management.

Specific performance accountabilities include, but are not limited to the following:

- Oversee a portfolio of 18 to 20 residential and commercial assets, ensuring the highest performance of each asset against strategic goals.
- Provide analysis and strategy for new developments, acquisitions, and rehabilitations, helping MHO make strategic and informed decisions on opportunities
 - Ensure long-term sustainability of new developments, acquisitions, and rehabilitation projects through informed contributions to project planning.
 - Monitor ongoing physical property conditions and performance against established benchmarks, operating trends, market forces and initial projections.
 - Identify and positively resolve problems related to watch list properties.
 - Monitor, analyze, and report on audited financial statements, current and historical financial performance, and program compliance, completing reports as required.

- Conduct periodic market research to maintain an understanding of rental market in each location.
- Develop and implement multi-year capital improvement plans in cooperation with third-party management company.
- Ongoing analysis of property financing, suggesting debt restructuring, repositioning, partner exits, etc. when appropriate.
- Monitor quality of third-party property management through review of performance against property management contracts and management plans, property financial reports, regulatory compliance, and resident satisfaction surveys.

Key lived experiences, attributes, and skill sets sought in the Affordable Housing Asset Manager

- Working knowledge of housing programs and at least three years of finance, accounting, development or property management experience for a nonprofit organization or equivalent experience; knowledge of finance, accounting, property management and development preferred.
- Ability to demonstrate compassionate service with diverse individuals from all walks of life, including, but not limited to, race, income, age, and ability.
- Strong interpersonal skills required to relate to renters, partners, and colleagues. Ability to work well in a collaborative environment.
- Demonstrated appreciation of the mission and work of Mountain Housing Opportunities.
- Demonstrated ability to think strategically with a thorough understanding of strategic housing development.
- Must be self-motivated, results oriented and able to set priorities while working on numerous projects simultaneously.
- Excellent interpersonal, organizational, communication (both verbal and written), analytical and negotiating skills.
- High energy, positive "can-do" attitude, curious, flexible, team-oriented, with strong attention to detail and a good sense of humor.
- Open to becoming certified in Asset Management in first two years.
- Proficient with computer skills and knowledge of Microsoft Excel.

HOW TO APPLY

Think you are MHO's Affordable Housing Asset Manager?

- To apply, click on the link to the Affordable Housing Asset Manager position profile at [ArmstrongMcGuire.com/jobs](https://www.armstrongmcguire.com/jobs). You will see instructions for uploading your compelling cover letter, resume and salary requirements. Please provide all requested information to be considered. In case of any technical problems, contact talent@armstrongmcguire.com. No applications will be accepted by email or directly from third-party posting sites. Review of candidates will continue until the position is filled.
- Salary is commensurate with the requirements of the position with a salary range of \$65,000 to \$75,000. Relocation assistance is available. Benefits include health, dental, and life insurance, short-term disability, 403(b) retirement plan, 11 paid holidays, and accrued vacation and sick time.

