

**Santa Monica College**  
**Affordable Housing Property Management Certificate of Achievement**  
*Effective Fall 2026*

This industry-based certificate is designed for students pursuing entry-level roles in affordable housing property management. Students will explore property operations from both a management and social service lens. The certificate consists of courses in the fundamentals of property management, compliance reporting for subsidized housing programs and strategies for engaging and supporting special tenant populations.

Students who successfully complete this program will develop an understanding in leasing, rent collection, fair housing laws, budgeting, financial reporting, and record keeping. Students will develop the ability to apply core property management principles within the context of income-restricted housing, including compliance with funding regulations and reporting requirements. Additionally, students will be introduced to trauma-informed management practices, with a focus on tenant engagement tailored to properties serving special populations.

**Program Learning Outcomes:**

Execute core property management principles within the context of income-restricted housing, including compliance with funding regulations and reporting requirements.

Apply leasing practices, rent collection, fair housing laws, budgeting, financial reporting, and record keeping.

Utilize trauma-informed management practices, with a focus on tenant engagement tailored to properties serving special populations.

| <b>Required Courses</b>                                                   | <b>Units: 6.0</b> |
|---------------------------------------------------------------------------|-------------------|
| REALES 10 Property Management                                             | 3.0               |
| REALES 11 Affordable Housing Property Management                          | 3.0               |
| <b>Social Elective</b>                                                    | <b>Units: 3.0</b> |
| NPMGMT 3 Implementing Effective Practices in the Homeless Response System | 3.0               |
| <i>or</i>                                                                 |                   |
| SOCIOL 1 Introduction to Sociology                                        | 3.0               |
|                                                                           | <b>Total: 9.0</b> |