



## **Development Associate**

Arlington, VA

AHC Inc. is seeking individuals with a strong entrepreneurial drive coupled with intense curiosity and creativity to join its dynamic real estate development team. Candidates will ideally have a demonstrated interest in real estate and/or affordable housing. Prior experience is not a prerequisite.

### **About the Team:**

The Multifamily Division offers team members a fun, fast-paced, environment in which to tackle the many challenges of real estate development while making a meaningful difference in our community. The team is responsible for identifying, acquiring, financing and constructing or renovating large-scale multifamily properties. We utilize a wide range of affordable and conventional financing tools, including Low Income Housing Tax Credits and Historic Tax Credits, a variety of debt products, and creative public-private partnerships to raise the necessary capital to complete innovative affordable, mixed-use, and mixed-income transactions.

### **About the Job:**

The Development Associate role is a stepping stone to becoming a Development Manager. The selected individual will support the real estate team with project tasks ranging from initial concept development through zoning approvals, financing, construction completion and lease-up.

### **Responsibilities include:**

- Review potential new projects and support efforts to obtain site control.
- Generate development budgets and pro forma to evaluate financial feasibility.
- Participate in negotiations with lenders and investors to obtain acquisition, construction, and permanent financing.
- Work with zoning counsel and local jurisdictions to gain approval of land entitlements and/or financial support.
- Assist in the underwriting and closing process, including document review.
- Evaluate and select third-party professionals to be development team members.
- Support the development of construction and/or renovation plans.
- Present to senior staff, the Board of Directors, community groups and local governments.
- Work closely with development team members during all phases of development/construction.

### **Minimum requirements:**

- Desire to take ownership of projects while working well within a team.
- Ability to balance multiple complex assignments.
- A strong interest in affordable housing and a passion for creating positive change.
- Excellent oral, written and interpersonal skills.
- Ability to work independently.
- Familiarity with Excel and a strong aptitude for numbers.
- Knowledge of construction, property operations, and other applicable fields is a plus.

- Experience preparing financial projections and knowledge related to multifamily housing development and/or project management is a plus.

**For immediate consideration, please email your cover letter and resume to [jobs@ahcinc.org](mailto:jobs@ahcinc.org) or visit & apply on our website [www.ahcinc.org](http://www.ahcinc.org), under the 'About Us' tab. EOE**