



Development Manager

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. AHC is a leading developer of affordable, workforce and mixed-income rental housing in the Washington & Baltimore regions. In addition, AHC's Resident Services team provides a wide array of educational programs and social services to help our residents strengthen their economic stability and build stronger futures.

About the Team:

The Real Estate Development team offers a fun, fast-paced, environment in which to tackle the many challenges of real estate development while making a meaningful impact in our community. The team is responsible for identifying, acquiring, financing, and constructing or renovating multifamily rental properties. We utilize a wide range of affordable and conventional financing tools and form public-private partnerships to raise the capital necessary to finance innovative affordable, mixed-use, and mixed-income communities.

About the Job:

The Development Manager role is broadly defined at AHC and the selected individual will have responsibility for the full range of tasks associated with each assigned project from initial concept development through zoning approvals, financing, construction completion and lease-up. Specifically, Development Managers work with the Division Director and other team members.

Responsibilities include:

- Identifying potential new projects and lead efforts to obtain site control
- Generate development budgets and pro forma to evaluate financial feasibility
- Negotiate 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
- Coordinate the underwriting and closing process, including document review
- Oversee the development of construction and/or renovation plans
- Present to senior staff, the Board of Directors, community groups and local governments
- Manage development team members during all phases of development/construction

Minimum requirements:

- Graduate degree in finance, real estate, urban planning, or other relevant discipline
- Strong entrepreneurial drive coupled with intense curiosity and creativity
- Desire to take ownership of projects while working well within a team environment
- Ability to juggle multiple complex projects at various points in the development cycle
- Experience preparing and evaluating development budgets and financial projections
- Strong interest in affordable housing and a passion for creating positive change
- Experience in multifamily housing development and/or project management
- Knowledge of construction, property operations, and other applicable fields is a plus
- Excellent oral, written and interpersonal skills
- Ability to work independently

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