



PROJECT MANAGER

Preservation of Affordable Housing, Inc. (POAH)

Location: Washington, DC

Application deadline: Open until filled.

About the Organization: Preservation of Affordable Housing (POAH) is a national nonprofit organization whose mission is to preserve, create and sustain affordable, healthy homes that support economic security, racial equity and access to opportunity for all. POAH owns and operates more than 12,000 affordable homes at more than 120 properties in 11 states and the District of Columbia. POAH is based in Boston with offices in Chicago and Washington D.C.

POAH's reach is national in scope, and its pursuit of the preservation mission is empowered by a focus on the business bottom line. Its strong reputation is the result of a demonstrated ability to craft complex financial transactions, tackle tough multi-family projects, and close deals that preserve the affordability of at-risk properties. The organization and its leaders are at the forefront of policy and legislative discussions around housing preservation, affordable housing finance and regulatory reform, including energy efficiency in the multifamily sector.

The POAH team is dedicated, creative and passionate. We believe a diverse and inclusive team is a stronger, smarter team, and we actively promote diversity and meaningful inclusion of different perspectives among our board, our staff, our partners, in our procurement of goods and services, and at our communities. We understand that addressing structural racism and achieving racial equity are central to the work we do and we proactively integrate the issue of race in our housing work.

About the Opportunity: This position will be focused mainly on our Barry Farm project, a 34-acre multi-phased neighborhood redevelopment in Anacostia's Ward 8. This position will also support several other POAH projects in the area and possibly stretching to other parts of the country as we continue our growth. Project Managers oversee multiple developments simultaneously, participating in project 'life' from acquisition to completion of construction and lease-up, including financial analysis, design and construction, and transfer of the completed project to the property management function. Some of the Senior Project Manager's specific and essential tasks may include:

- Support and advance the Barry Farm master planning process that includes residents, community partners and other stakeholders, and development team members.
- Coordinate effective, well-organized meetings with residents and stakeholders to facilitate discussions and decisions that advance and achieve the residents' vision.
- Develop strong working relationships with the DC Housing Authority and DC development officials.
- Assist in applying for and securing project financing, including low-income housing tax credits, public

'gap' sources, private debt and tax credit equity.

- Engage with HUD, state and local housing agencies, lenders, investors and other funding partners and complete necessary due diligence to achieve financing approvals required for closing.
- Assess and refine financial projections / underwriting models.
- Work with the project team and external partners to achieve key project milestones including initial closing, construction start and completion, occupancy and stabilization.
- Collaborate with internal and external team members on project design and construction scopes following POAH standards including trauma-informed design and climate resiliency best practices, site specific requirements, and design preferences and goals that emerge through the community planning process.
- With the VP and in coordination with POAH design and construction team members and Owner's representative, work with contractors, architects and other design consultants to achieve construction documents and construction contracts that meet the project budget, including any necessary value engineering.
- Demonstrate exceptional ability to manage relationships and multi-tasking inherent to project management.
- Work collaboratively with property management, particularly during transition from development to operations.
- Communicate frequently, candidly and proactively with colleagues and retained professionals to seek input, develop consensus, troubleshoot issues, and achieve successful outcomes.
- Maintain high levels of computer skills and strong written, verbal and visual presentation skills.

Knowledge

Candidates for this position should possess relevant experience and knowledge in some or all of the following areas:

1. B.A. or B.S. required - with emphasis on real estate, urban planning/community development and/or design
2. Preference for candidates with affordable housing development processes including financial applications and structuring; involvement in predevelopment activities; experience with multifamily housing design, construction and financial closings; familiarity with tax credit, HUD subsidy and financing programs and local and state sources.

Job Requirements:

- Ability to travel
- Ability to periodically attend evening meetings
- Salaries are competitive and commensurate with experience. Benefits include medical, dental, and life insurance, a generous earned leave plan, and a 401k plan with company match.

POAH is an equal opportunity employer. Diverse candidates are encouraged to apply.

Link to apply:

<https://www.paycomonline.net/v4/ats/web.php/jobs/ViewJobDetails?job=92807&clientkey=527FB6CF7D35682C9E722CC86640EF01>