

About The Community Builders

The Community Builders, Inc. (TCB) is an entrepreneurial real estate developer and owner. Our mission is to build and sustain strong communities where all people can thrive. We envision a world with vibrant, safe and inclusive neighborhoods where all people live in healthy homes with equitable access to resources and opportunities to pursue their dreams, and we work to make that vision a reality. Founded in 1964, TCB currently owns/manages 12,000+ units of rental housing across the Northeast, Mid-Atlantic, and Midwest.

Why work at TCB?

America has enormous racial and economic segregation because of government backed policies such as redlining, unequal access to nonpredatory homeownership loans, racial covenants and exclusionary zoning. As a result, quality housing in good neighborhoods with reasonable access to jobs is out of reach for many Americans. At the same time, many communities lack the necessary investments in housing, amenities, services and commercial development to provide a good quality of life. At TCB, our work addresses these systemic inequities by developing and managing housing and commercial/retail/community spaces in cities, suburbs and small towns, in areas of investment and areas of disinvestment, and across 14 states and the District of Columbia.

The Senior Development Project Manager role at TCB

Are you a creative problem solver with a focus on positive outcomes? Do you enjoy working on tangible projects that make a financial and physical difference to the communities where we work? Do you bring a drive for results and a real desire to make a difference. As a Senior Project Manager you will serve as a key point person for projects in the Greater DC/Maryland area. You will be responsible for the day-to-day progression of all aspects of the development process, including due diligence, entitlements, regulatory approvals, financing, design, construction, and leasing, delivering quality projects on schedule and within budget. We seek candidates with the demonstrated ability to:

- Solve problems creatively, with resourcefulness and tenacity
- Work collaboratively, maintaining rapport with both internal and external colleagues
- Negotiate and persuade effectively
- Set appropriate deadlines and work within them
- Accurately identify risks and recommend strategies to avoid them
- Work passionately to make our vision of affordable housing for all a reality
- Close deals that will provide quality housing for residents in need

TCB succeeds with diverse and inclusive teams

The Community Builders, Inc. is committed to ensuring diversity in its workplace, and candidates from diverse backgrounds are strongly encouraged to apply. TCB's commitment to diversity is reflected at all levels of the company, including the TCB Board of Directors.

What's in it for you – professional development

- You will build key skills as a Senior Project Manager, with an opportunity to make a real difference as the team works through complex decisions. As a Senior Project Manager, you will take the lead on some of our most challenging and potentially rewarding projects.
- You will work with a team of bright and dedicated individuals, whose creativity and persistence and get it done attitude make for an enriching work environment.
- Our Project Managers are involved in all phases of a project, versus being focused on a specific aspect of a project. Project managers are the key to driving projects to closing and achieving certificate of occupancy.
- TCB is part of a network of America's leading national nonprofit developers and owners so we learn not just from our own experience, but our peers as well. We are involved in advocacy at the federal, state, and local levels, using our experience to help shape public policy.

Here's what we're looking for

- A passion for real estate development
- A passion for helping to build strong communities for all people
- Strong financial and analytical skills
- Strong verbal and written communication skills, including ability to present to audiences that are racially, ethnically, and socioeconomically diverse
- Ability to multi-task, handling multiple projects at once and consistently meeting deadlines
- Minimum of a bachelor's degree with at least 5-7 years of experience in the following areas:
 - Project determination - financial structure, funding commitments, cost estimates, establish project pro forma, and due diligence.
 - Preparation of RFQ/RFP responses. Demonstrate the ability to thoroughly convey TCB's ideas to potential clients.
 - Lead the structuring, assembly, review of funding applications and managing the closing
 - Managing a sizeable development team of internal and external contributors
Management of all appropriate public and community meeting processes.
- Overseeing project design and construction to ensure the timeliness, quality and cost effectiveness of all associated activities.
- Strong prior experience with affordable housing development
- Experience with housing transactions using tax credits and similar gap financing instruments in the state of MD a plus.

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APPLY