

Senior Project Manager

(Seattle, WA)

Who We Are: Redwood Housing, an impact developer that is focused on raising the standard of living for low- and moderate-income Americans, is seeking an experienced Senior Project Manager. This individual must be able to function effectively in a dynamic environment with significant autonomy and be enthusiastic about joining a rapidly growing, mission-driven company.

Overview: The Senior Project Manager brings expertise and leadership to a diverse range of projects from large-scale, mixed-use urban projects to small developments for special needs populations. They will be responsible for effective execution of all aspects of affordable housing development projects, from initial feasibility through conversion to property management handoff. They will execute or oversee analysis, financing, design, community outreach and development, with programmatic oversight from the Director of Real Estate Development. They will work in teams with other housing developers, development partners, and external consultants.

Responsibilities: Manage all project development stages, including feasibility, design, due diligence, community outreach, production of development and operating budgets and other financial analyses, construction management and cost certification.

- Devise methods and processes to resolve complex issues that have broad potential impact to housing projects involving competing interests, multiple clients, conflicting rules, practices and schedules.
- Establish and cultivate positive relationships with brokers, land sellers, investors, public and private lenders, and other funding sources.
- Understand and stay informed of changes in development climate, real estate market, and the policies and politics affecting affordable housing finance and development.
- Cultivate relationships with lenders and investors.
- Solicit and negotiate terms of acquisitions and financing.
- Actively participate in local and state-wide consortia and interest groups relevant to affordable housing development and finance.
- Work collaboratively with other development team members and clients to ensure high quality projects that meet the needs of Redwood, the community, and our clients.

Minimum Requirements:

- Bachelor's Degree in real estate development, urban planning, finance, or related field and a minimum of 7+ years multi-family housing development experience.
- Demonstrated expertise in complex real estate development and financing mechanisms for affordable housing, including tax-exempt bond financing, low-income housing tax credits, property tax exemptions, and other public and private funding sources.
- Demonstrated expertise negotiating investment and financing terms, purchase and sale agreements, construction contracts, and other similar agreements.

- Proven ability to manage multiple projects.
- Ability to produce reliable and thorough development and operating budgets, and longer-term financial analyses of affordable housing transactions.
- Excellent written and oral communication skills.
- Demonstrate critical thinking and ability to make decisions in a timely manner.
- Ability to work independently with little or no supervision.
- Ability to communicate with and receive direction from Director, and other Redwood Housing departments.
- Demonstrated ability and desire to mentor and collaborate with other Development Team members.

Desired Qualifications:

- Master's degree in real estate development, finance or related field.
- Successful experience in securing public funding sources for low-income housing.
- Current or recent involvement with a non-profit or community-based housing organization.
- Experience with advocacy in public funding needs.
- Participation and connections to industry trade groups and associations.

What We Offer

- Competitive salary range: \$140,000 - \$165,000.
- Incentive bonuses based on individual and Company performance.
- Top tier health, dental, and vision benefits.
- 401(k) with Company matching.
- Life and disability insurance.
- Paid time off.

Please submit a current resume for consideration to jenna.jazmin@redwoodhousing.com