Worcester Common Ground, Inc. (WCG) is seeking a dynamic individual to lead its real estate development activities and support management of its diverse asset portfolio. WCG currently self-manages 77 rental units of scattered site properties and has a further 46 single location LIHTC units and 20 scattered site LIHTC units overseen by an outside management company. WCG has also produced 26 First Time Homeownership properties, all under our Community Land Trust umbrella. Currently, we are in the first month of construction of a 31 Unit LIHTC project and in process of securing a pipeline of more housing. We are under construction of a single-family home and a receivership property. The ideal candidate will be a hands-on, fearless, self-motivated individual who will take on most, if not all, of the real estate duties, especially identifying new projects. An ability to successfully negotiate with property owners is essential. A bi-lingual candidate is preferred. The candidate must demonstrate the following:

**Previous Experience**
- Minimum 5 years project management experience in affordable housing development and/or equivalent
- Working knowledge of federal, state and, city/local funds and affordable housing programs in the State of MA.
- Experience using federal and/or state Low Income Housing Tax Credits (LIHTC) and federal and/or State Historic Tax Credits (HTC), required.

**Skills**
- Good writing skills
- Good verbal communication skills
- Ability to prepare detailed financial spreadsheets (e.g., predevelopment, development and operating budgets and schedules
- Computer skills, utilizing Microsoft Word and Excel
- Negotiating development contracts (e.g., architect, environmental engineer, general contractor, etc.)
- Negotiating financing w/equity investors, pre-development, construction and permanent lenders, funders, etc.
- Managing real estate development team/vendors
- Managing financial and funder relationships
- Well organized, able to multi-task when needed, and always meet deadlines
- IT/social media and fundraising as required

Competitive salary and benefits package

The Community Development Corporation of Piedmont
Submit resume and cover letter, including your salary requirements, no later than June 1, 2020 to: Real Estate Development Director Search, Worcester Common Ground, Inc. vdyson@wcg-cdc.com. No letters or phone calls please.

Earlier applications are encouraged. Resumes will be reviewed as they are received.

For more information, see our website at www.wcgcdc.org.

WCG is committed to non-discrimination and equal opportunity in employment.

The Community Development Corporation of Piedmont