STRADA VENTURES LLC

JOB POSTING FOR
DEPUTY DIRECTOR – ASSET MANAGEMENT

Strada Ventures LLC is a woman-owned real estate consulting and development company with expertise in affordable housing. Strada provides customized services to for-profit and nonprofit affordable housing developers. Strada helps its clients acquire and rehabilitate existing real estate properties, construct new affordable housing properties, and manage their assets. Strada operates primarily in NYC but also in Upstate NY, Baltimore, Kentucky, Washington, DC, and Puerto Rico.

Strada is a small, fast-growing firm that is looking for someone to grow with the company. Strada started in 2019 with the Principal Courtney Horwitz and one client and has since grown to a company of 15 with over 50 clients.

The position offers a unique opportunity to work collaboratively with a team of seasoned affordable housing professionals, helping developers, owners and mission-driven organizations navigate complex operational, financial and regulatory challenges, while supporting their ongoing asset management needs. You will work across a diverse range of affordable housing portfolios and initiatives – from stabilizing distressed multi-building portfolios to developing and implementing asset and property management strategies—and see your work translate into stronger operations, improved financial performance, and the long-term preservation of quality affordable housing.

This is a hands-on leadership role for a candidate who is driven, organized, entrepreneurial and able to lead projects and teams with confidence. The ideal candidate pairs strong financial and analytical skills with deep knowledge of affordable housing and can move seamlessly between high-level portfolio strategy and day-to-day problem solving. They understand how individual property issues fit within broader operational, financial and organizational goals and are energized by diagnosing challenges, implementing solutions, building systems, mentoring staff and helping clients turn around distressed assets and operations.

Strong interpersonal skills, initiative, sound judgment, and a collaborative mindset are essential, as is the ability to see both the forest and the trees. The Deputy Director will play a meaningful role in shaping the practices, tools and culture of a growing practice area within Strada and must be excited to join a small, passionate, hardworking and cohesive team.

The selected candidate will report to the Director of Asset Management.

Some of the things that make Strada a unique place to work are:

- **Exposure to all aspects of affordable housing**, in this role, you will:
    - *Serve as Trusted Client Advisor*
        - Lead client engagements from start to finish, serving as a trusted advisor to owners, developers and non-profit organizations.
        - Present recommendations to boards, ownerships, executive leadership teams and housing agencies.
        - Advise nonprofit and mission-driven owners and developers on governance, asset and property management structures, staff development and strategic planning.
    - *Conduct Financial Analysis and Develop Portfolio Strategies*

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        - Analyze property and portfolio financials, identify risks, and develop strategies to improve operations, collections, occupancy and long-term sustainability.
        - Evaluate capital needs, reserve requirements, financing opportunities, disposition, acquisition and preservation strategies.
        - Refine and customize existing asset management tools, dashboards, and reporting systems so clients can better monitor portfolio performance, identify emerging risks, and make informed operational and financial decisions.
    - *Solve Complex Operational Challenges & Coordinate Stakeholders*
        - Help clients navigate critical operational, financial and organizational challenges affecting property and portfolio performance, and work alongside them to implement practical solutions and achieve measurable results.
        - Look beyond the numbers to understand why operations are lagging, working closely with owners, management agents, case workers, and building maintenance staff to identify root causes, develop targeted interventions and support implementation through completion.
        - Work directly with housing agencies, lenders, investors, property managers, attorneys and consultants to resolve complex operational issues.
- **Ability to work across a diverse range of clients and projects**, including:
    - For-profit and non-profit developers and owners of rent-stabilized, LIHTC, and publicly funded (city, state, and federal) portfolios;
    - Public agencies and authorities overseeing public housing and affordable housing initiatives;
    - Limited-equity cooperatives, community land trusts (CLTs) and other shared-equity housing models
    - Supportive housing providers and mission-driven organizations;
    - Portfolio stabilization initiatives, ongoing asset management services, targeted operational interventions.
- **Manage and mentor staff** in their work.
- **Flexible work from home**, in the office, out of state…wherever you are…policy;
    - If working in the office, our space is a private office at a **WeWork** in Brooklyn Heights with all that WeWork has to offer:
        - beautiful views,
        - phone booths for private calls,
        - conference rooms with white boards and ping pong tables,
        - lounge areas with couches, and free coffee, tea, snacks, and kombucha.
        - Indoor bike storage
        - one block from the subway, several bus routes, Citi Bike station in front of the office;
- **Flexible work schedule**, if needed;
- **Collegial**, supportive team environment;
- Smart, hardworking, **passionate peers**; and
- Challenging, interesting, **impactful projects**.

The ideal candidate should have:

- Strong knowledge of NYC, New York State, and federal affordable housing programs, regulations and policies;
- Excellent interpersonal skills, relationship-building and stakeholder management skills;
- Excellent written and verbal communication skills, including the ability to present complex information to a variety of audiences;

- Strong analytical and problem-solving skills, with the ability to synthesize information from a wide range of public and proprietary data sources to inform decision-making and develop practical solutions.
- Resourcefulness, sound judgment, and the ability to navigate ambiguity on their own;
- Advanced proficiency with Excel and experience working with financial models, portfolio reporting tools and large datasets;
- Advanced proficiency in PowerPoint and other presentation software, with the ability to create clear, compelling, and professional presentations for clients, boards, agencies and other stakeholders.
- Strong project management skills, including the ability to track multiple engagements simultaneously, track deliverables and ensure projects remain on schedule;
- At least 3-5 years of management and supervisory experience.

The position is a full time, W-2 position, with health insurance, a Simple IRA plan, and bonuses. The salary range is $115-145,000 per year.

Interested applicants should send a resume by e-mail to Courtney@stradanyc.com. For more information on Strada, please visit www.stradanyc.com or reach out to Courtney to set up a phone/zoom chat.

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