

JOB POSTING FOR DEPUTY DIRECTOR or SENIOR PROJECT MANAGER

Strada Ventures LLC is a woman-owned real estate consulting company with expertise in supportive and affordable housing. Strada provides customized services to for-profit and non-profit affordable housing developers. Strada helps its clients acquire and rehabilitate existing real estate properties, construct new supportive and affordable housing properties and learn how to create financial models. Strada operates primarily in NYC but also in Upstate NY, Hudson Valley, Baltimore, Kentucky, Washington, DC, and Puerto Rico.

Strada is a small, fast-growing venture 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 14 with over 60 clients.

The position is a unique opportunity to work collaboratively with the existing Strada staff, who are veterans in the field, to work for some of the most prolific developers in NYC, and to grow professionally in tandem with Strada's growth. This role is for a candidate who is driven, organized, entrepreneurial, can lead a project, underwrite a transaction, has strong interpersonal skills, and wants to join a small, passionate, hardworking, and cohesive staff.

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

- **Exposure to all aspects of supportive & affordable housing**, you might:
 - lead a transaction from start to finish,
 - assist a client during a critical time like at loan conversion,
 - advise on a year 15 project,
 - develop tools to track a client's existing predevelopment pipeline,
 - help a non-profit negotiate with a for profit development partner,
 - explain the benefits and risks of providing a guarantee to a non-profit board;
- **Ability to work on all types of projects**, including:
 - Supportive housing
 - Affordable housing
 - New construction LIHTC
 - Preservation
 - Coops, Mitchell Lamas
 - Homeownership
 - Shelters
 - NYC and NYS funded
 - Mandatory Inclusionary Housing, and
 - HUD deals;
- **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**.

This person will lead projects for clients, by:

- Managing the process of gaining all required City, State, Federal approvals needed to sell, acquire, or convert loans for supportive or affordable housing;
- Leading ongoing transaction calls;
- Managing client's third-party vendors, such as accountants, lawyers, energy consultants, engineers, environmental contractors;
- Preparing and/or updating underwriting models;
- Assisting clients with financing from lenders/banks as well as government organizations;
- Working with HUD, NYC, NYS on real-estate development requirements;
- Assisting clients in identifying and negotiating with joint venture partners and syndicators;
- Managing effective communication with all stakeholders; and
- Maintaining financial information in excel.

The candidate should have:

- Knowledge of NYC or NYS or other City affordable or supportive housing subsidy and loan programs;
- Knowledge of LIHTC transactions;
- Knowledge of tax incentive programs;
- Excellent interpersonal skills;
- Excellent written and verbal communication skills;
- Proficiency with excel; and
- Project management skills, including the ability to track and stay on top of new projects, as well as oversee and keep track of existing ones.

The position is a full time, W-2 position, with health insurance, a Simple IRA plan, and bonuses. The salary will be commensurate with experience but will be in the range of \$95,000-\$145,000. And based on experience will either be a Deputy Director or a Senior Project Manager.

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.