



Senior Real Estate Project Manager

NewVue Communities seeks a Senior Real Estate Project Manager to join our team, and launch our innovative Liabilities to Assets Program. This high profile pilot program is a partnership among NewVue Communities, five local municipalities, and the Massachusetts Department of Housing and Community Development (DHCD). This new program will turn long-time vacant properties into owner-occupied housing that will help stabilize neighborhoods throughout North Central Massachusetts. The Senior Project Manager will have a unique opportunity to design a brand new program, shape policy, and create a neighborhood stabilization model that DHCD hopes to duplicate in other parts of the Commonwealth.

NewVue Communities is a nonprofit community development corporation (CDC) based in Fitchburg, which serves 22 communities in North Central Massachusetts. We envision healthy neighborhoods where residents choose to live, work, and invest.

Our Organization and Our Activities

NewVue Communities is a resident-led organization. We believe that the people living in North Central Massachusetts know how best to improve their lives and their neighborhoods

Through our four program lines: real estate development, community organizing, housing services, and small business development, we foster civic engagement, build new homeowner skills, create economic opportunities, and develop quality housing in communities in North Central Massachusetts, stretching from Athol to Harvard. We create long-term solutions to economic and community development needs, by strengthening the sustainability of the entire region.

With offices in downtown Fitchburg, NewVue Communities has a staff of twelve, a 39-year history and an annual operating budget of approximately \$1.2 million dollars. We are a chartered member of the national NeighborWorks America network and a key partner in the Re-Imagine North of Main initiative, a collaboration with Fitchburg State University, the City of Fitchburg, and other local nonprofits that is designed to transform Fitchburg's North of Main neighborhood into a community where people will want to live and work.

Real Estate Development

NewVue Communities has an active pipeline of over 200 units at various stages of development, including the transformation of the former BF Brown School into an arts community for Fitchburg's North of Main neighborhood. We are also constructing 39 affordable apartments at the former Carter School in Leominster.

We are very excited about NewVue's Liabilities to Asset Project. A new corporation (NewVue LTA) formed under Chapter 121A of the Massachusetts General Laws will purchase and rehabilitate 30 to 40 formerly vacant one and two-family properties over the next three to five years. The renovated homes will be sold to eligible owner occupants. NewVue LTA is a novel use of an existing state statute, Chapter 121A. NewVue LTA will help communities that are still recovering from the foreclosure crisis and the ill effects of vacant and abandoned properties in their neighborhoods. Using the 121A mechanism, NewVue LTA is able to access new tools for redevelopment, including eminent domain and new state funding. DHCD has earmarked \$2.5 million dollars per year for next three years to redevelop problem properties in the target neighborhoods in Athol, Clinton, Fitchburg, Gardner, and Leominster.

The Senior Project Manager

The Senior Project Manager will launch and manage NewVue's groundbreaking Liabilities to Assets Program and as a member of senior staff, help to initiate new real estate ventures and business models.

This position will continue to develop additional housing that NewVue has in its pipeline, particularly in communities in which NewVue LTA is currently active. The Senior Project Manager will report to the Executive Director, and work closely with NewVue's real estate, homeownership, and finance team.

Our Ideal Candidate

Our ideal candidate will be an independent thinker with strong communication skills. The ideal candidate will be goal oriented and have the ability to set clear priorities among multiple tasks and stay focused on project benchmarks and deadlines. The candidate will understand the importance of facilitating a partnership of mutual respect and cooperation with team members, community partners, and stakeholders and will have an entrepreneurial spirit with a can-do attitude.

Technical Skills and Qualifications

- B.A. in real estate development, city planning, business, or related field; master's degree preferred.
- At least three years experience working as a project or program manager in a nonprofit, public agency, or private real estate development or affordable housing company.
- Excellent team coordination and management skills.
- Familiarity with the financing tools used for affordable housing and economic development including Low Income Housing Tax Credits.
- Comfort developing and managing project budgets and schedules.
- Capacity to foster strong working relationships with public and private community development funders, stakeholders, and officials.
- Ability to present clearly in both oral and written formats.
- Strong problem-solving capabilities.
- Familiarity with project management software such as Smart Sheets, and with Salesforce a plus.
- Conversational knowledge of Spanish preferred.
- An ability to travel throughout North Central Massachusetts required.

We seek candidates who embrace our mission, bring a sense of humor, and understand the meaning of an "all hands on deck" moment in a busy nonprofit organization.

The Selection Process

Please submit one PDF document containing a cover letter, detailing your interest and qualifications for this position, and an up-to-date resume to: jobs@nvcomm.org. Address your application to: NewVue Communities Senior Project Manager Search, c/o Ann L Silverman Consulting, Consultants to NewVue Communities.

Please see www.newvuecommunities.org for more information about NewVue and its programs. NewVue Communities offers a competitive salary and benefits package. Applications will be reviewed and acknowledged as they are received. We aim to fill this position by early winter of 2018.

NewVue Communities seeks a diverse pool of candidates. We are committed to a policy of equal employment opportunity without regard to race, color, national origin, religion, disability, gender, gender identity, sexual orientation, or age.