

Beacon Development Group (a HumanGood Company) is hiring a Housing Developer (HDII). This person works with supervision in the areas of development of new project proposals, feasibility, pre-development review, project construction/rehabilitation management, and public / private financing for new and rehabilitated housing for low-income households. The HDII position is responsible for supporting all aspects of project development from planning to closeout. The scope of this position's responsibility may include the following: assessment of community needs, identification and acquisition of appropriate sites, formulation of feasible housing proposals, development and operating budgets, project schedules, assisting the sponsor in conducting community notification, preparation and review of funding applications, and coordination of the project development team, including external consultants.

- Salary range: \$99,000 - \$125,000 depending on experience
- Location: Employee will be based in our Seattle office; ***some travel required; hybrid work environment expected***
- Schedule: Monday - Friday (8:30am - 5:00pm)

To be successful in this role, you would have:

- **2+ years experience in affordable housing is a must**
- BA or graduate degree in finance, public administration, business, or related field; demonstrated successful experience (2 years) in multi-family affordable housing development may be substituted;
- Experience working with various types of public and private financing (e.g. bank loans, bridge loans, Tax Credits, etc.);
- Leadership, communication skills, commitment to mission, and experience working in diverse groups.

In this role, you would have the following typical responsibilities:

Feasibility Analysis

- Researches and develops information required for project concept development;
- Researches and develops realistic project capital and operating budgets;
- Provides research and due diligence on funding sources and site acquisition.

- Underwrites and analyzes project financing including construction loans, permanent debt, tax-exempt bonds and Low-Income Housing Tax Credits.

Funding Sources

- Maintains open and positive relationships with, public funders, investors and financial institutions;
- Works with sponsors to understand loan, contract and other documents;
- Identifies appropriate funding and subsidy sources for each development project;
- Prepares clear and effective private and public funding applications;
- Negotiates funding documents with various funding sources and private investors.

Project Management

- Oversee project schedule and budget throughout entire project lifecycle;
- Maintains positive working relationships with client/owner and all external team members;
- Collaborate with Beacon Construction Managers on design and construction process;
- Oversee monthly financial draws, cost certification process, and project close-out.

External and Internal Development

- Independently manage and maintain positive relationships with external partners, consultants, and clients;
- Represent HumanGood at industry events and on external committees and boards.

What's in it for you?

At HumanGood, we're driven by purpose—reimagining what it means to live and work in a community that's full of life. When you join us, you're part of something bigger, making a meaningful impact every day. Build your future where you're supported — you'll have the total rewards you need to build a confident, secure life for you and your family. Count on a compensation package that maximizes your health, wealth and well-being. And adds up to 40% in value to your base compensation.

We offer a comprehensive range of benefits and perks to support you, including:

- 20 days of paid time off, plus 7 company holidays (increases with years of service)
- 401(k) with up to 4% employer match and no waiting on funds to vest
- Health, Dental and Vision Plans- start the 1st of the month following your start date
- \$25/line unlimited cell phone plan (plus taxes and fees)
- Tuition Reimbursement
- 5-star employer-paid employee assistance program

And as team members support residents, HumanGood supports team members. Here, you'll have the benefits and compensation you need to build a secure life for your family, and real opportunities to grow in your career, gain leadership skills and develop personally. Join us. You'll make a difference by helping our team members and our residents realize their full human potential.

Learn more at www.HGcareers.org

To apply, use the link below:

<https://recruiting2.ultipro.com/AME1033ABHOW/JobBoard/8819f2ba-041d-48c2-9cfe-c854415f43d2/Opportunity/OpportunityDetail?opportunityId=de7aca6a-9908-48eb-9e16-01a5cd5c6732&sourceId=bf0fb994-1708-4338-9a16-ff6e14a8876b>