

## PLCC Housing Coordinator

### **POSITION SUMMARY:**

The University of Maryland's National Center for Smart Growth (NCSG) is seeking a high-energy, equity-focused, affordable housing practitioner and team leader to help the Purple Line Corridor Coalition (PLCC) preserve affordable housing units and protect existing residents living in the purple line corridor. More specifically, this position will support the PLCC in its work to ensure housing stability for people who live in the corridor today with the goal of preserving at least 17,000 homes currently affordable to households that earn \$70,000 annually or less.

Working in close coordination with the National Center for Smart Growth Director, the PLCC Director, and PLCC members, the **PLCC Housing Coordinator** will accelerate the pipeline of affordable housing projects in the corridor and lead the implementation of the [PLCC's Housing Action Plan](#). The position requires experience in the execution of real estate development projects that result in the short or long-term preservation of affordable housing units.

The intended initial term of the position is two years based on achieving agreed upon benchmarks of accomplishment, with an option for renewal dependent upon funding and other factors. Salary range is commensurate with qualifications and experience. Although a full-time employee relationship is preferred, it is perhaps possible to structure the position under a consulting contract or a part-time position.

The coordinator will report to the Executive Director of NCSG and will receive strategic direction from PLCC's Housing Accelerator Action Team (HAAT) co-chair organizations. The coordinator will also collaborate with a small, growing team of PLCC staff, students, and consultants. Appropriate background and experience for the position is broad and varied. Key tasks will include leading and coordinating project-specific analysis (directly or with partners) to advance affordable housing projects in the pipeline; education and outreach for local/state policies to improve enabling environment; advancing and monitoring Housing Action Plan implementation, and deepening and expanding PLCC members engagement on housing issues.

### **Essential Duties and Responsibilities:**

- In collaboration with partners, identifying near-term critical pipeline opportunities, conducting preliminary due diligence and project feasibility analysis, and collecting key data to inform ongoing pipeline development (e.g. potential properties or opportunities for affordable housing projects).
- Assist PLCC partners in identifying project opportunities to meet shared priorities – affordable rental housing for households below 60% of area median income (AMI) and affordable homeownership below 80% AMI. Identify barriers to project advancement and assist in accelerating project progress.
- Connect the critical partners: financial institutions, affordable housing developers, government planners and others critical to contractual arrangements that will preserve affordable housing units in the Purple Line corridor.

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### **MINIMUM JOB QUALIFICATIONS:**

- A master's degree in community development, public policy, real estate development, planning, community organizing, or related field. Exceptional candidates with 5 years of experience without a master's degree will be considered as well.
- Minimum three to five years of relevant experience.
- Effective planning, organization, and coordination skills previously demonstrated in large, complex real estate projects.
- Knowledge of and experience with affordable housing development and financial analysis.
- Experience with and effectiveness in working collaboratively as part of a dynamic, multi-disciplinary, cross-sector team.
- Evidence of being a self-starter, strong networker and problem-solver.
- Demonstrated commitment to racial and economic equity.
- Excellent written and verbal communication skills, including group facilitation.
- Ability to communicate effectively with finance, development, community and public sector stakeholders.

### **PREFERRED JOB QUALIFICATIONS:**

- A real estate, community development, policy, or planning background is appropriate for this position, but more general management background and experience is also welcome.
- Success initiating or managing similar types of programs.
- Ability to distill complex issues, needs, opportunities and challenges into succinct and coherent problem statements, decisions and strategies.
- Experience with data analysis and GIS welcome but not required

### **ABOUT THE PURPLE LINE CORRIDOR COALITION:**

The Purple Line Corridor Coalition (PLCC) works to leverage Maryland's largest transit investment in the 21st century to increase access to good jobs and vibrant communities, to preserve and grow local small businesses and housing choices, and to ensure that the Purple Line creates equitable, sustainable, and culturally appropriate development that enhances the livability of communities along the corridor. Timely, strategic action is essential for systems level change to uplift all communities along the 16-mile Purple Line corridor and includes the following elements.

- A **collective impact strategy** that works across sectors, issues, and jurisdictional lines.
- A **new system of capital flows** that facilitates equitable, sustainable, and inclusive development, capitalizes on investment approaches (e.g., Opportunity Zones), and tracks investments along the line.
- **Policy changes** that leverage existing resources and tools, while also putting in place new tools that can create a supportive enabling environment for the results we seek.
- A **collaborative** made up of grassroots, community-based groups, high-capacity intermediary groups, political leaders and government agencies in which ideas and solutions are created alongside and vetted by community members.
- An **ecosystem of community-based organizations** and local leaders who ensure that community culture, neighborhood amenities, housing affordability, natural systems and other elements that provide a high quality of life throughout the corridor are strengthened, and not eroded.

PLCC led the creation of ***Pathways to Opportunity: A Community Development Agreement for the Purple Line Corridor (CDA)***, signed in 2017, which articulates a collective vision for vibrant economic and community development along the 16-mile corridor and advances strategies to achieve that vision through the collective pursuit of the four shared goals.

A public-private-community collaborative of more than 40 organizations that engages hundreds of stakeholders, the PLCC is led by the University of Maryland's National Center for Smart Growth in close collaboration with local and regional partners. Since its establishment in June 2013, the PLCC has conducted extensive place-based research, led the creation of the community development agreement and served as a forum for stakeholder collaboration.

Visit [www.purplelinecorridor.org](http://www.purplelinecorridor.org) for more information.

*Please submit a letter and resume (limit to 2-3 pages) to **Gerrit Knaap at [gknaap@umd.edu](mailto:gknaap@umd.edu)** and include **PLCC Housing Coordinator** in the subject line. Review of applications will begin in June 2020. Applications will be accepted until position is filled.*