



Movin' Out, Inc.

Real Estate Developer

Movin' Out, Inc. is seeking a full-time **Real Estate Developer** to join our growing team. For best consideration, apply as soon as possible by [submitting your resume and a cover letter](#) explaining why you are interested and why you think this is a good fit for both parties. Applications that do not include a cover letter will not be considered.

Movin' Out is a thriving, nearly 30-year old, Wisconsin-based nonprofit organization that advances disability justice by co-creating safe, affordable, community-integrated homes. We support economic independence and healthy, sustainable communities by developing and operating new multi-family housing with most units affordable for low-to moderate-income households, and offering housing counseling, including information, advice, referrals, and resources for home ownership and home repair for safety and accessibility modifications.

We have developed and operate more than 1,500 units in 21 projects across the state. Most of the units in our inclusive multi-family housing developments are affordable for low- to moderate-income households, with 20-25% designated as supportive units for people with disabilities. Our resident services coordination helps ensure long-term successful tenancy for residents in those units.

The Real Estate Developer is responsible for managing affordable housing development projects from identifying new mission-aligned opportunities and conducting feasibility analyses through stabilization. In particular, the responsibilities include planning, overseeing and successfully completing complex, innovative multi-family and other affordable housing development projects which will offer community-integrated rental and/or owner occupied housing options for people with disabilities, and ensuring that the objectives of each project are accomplished within the prescribed time frames and funding parameters.

The Real Estate Developer must have working knowledge of all aspects of the development lifecycle for multi- and single-family homes for rent and sale, including affordable housing financing resources such as Capital Magnet Fund, LIHTC, and others.

Essential job functions:

- Work collaboratively with other team members to manage affordable housing real estate development projects from inception through lease-up and/or sale of homes.
- Identify and evaluate creative new project opportunities. These may include LIHTC multi-family rental properties and innovative approaches to creating new units of safe, accessible, and affordable community-integrated housing, e.g. conversions, rehabs, creative mixed-use projects such as partnerships with child care or health care organizations, etc.
- Prepare proposals and/or other efforts to gain site control.
- Identify and secure financing resources for construction and debt financing, affordable housing subsidies such as HOME, CDBG, AHP, CMF, TIF, LIHTC, and/or others.



Movin' Out, Inc.

Real Estate Developer

- Work collaboratively to secure all required entitlements; identify and coordinate contracting for external team members such as architects, engineers, owner's representatives, general contractors and other consultants.
- Develop pro formas and detailed development, construction, and operating budgets, project timelines, and schedules.
- Represent the organization at various meetings/events, including public process meetings, neighborhood meetings, conferences, etc.
- Participate in the ongoing anti-racism and racial equity work of the organization (all employees).
- Participate in formal and informal professional development activities (all employees).
- Other duties as assigned.

Qualifications

The ideal candidate has the following characteristics:

- Values alignment with Movin' Out, including anti-racism, social justice and civil rights, especially with respect to community integration and self-determination for people with disabilities.
- Collaborative, team-oriented, and proactive, with a growth mindset.
- Highly detail oriented with excellent written and verbal communication skills, including persuasive presentation skills.
- Adept at managing competing priorities to accomplish multiple deadline-driven projects.
- Exceptional project management capabilities and effective negotiation skills.
- Experience marketing homes for sale to first-time buyers, and financing and developing public infrastructure in residential subdivisions.
- Willingness and ability to travel to project sites (with valid driver's license, access to a car to use for work, and current auto insurance)

Minimum qualifications:

- Bachelor's Degree in a relevant field.
- 7+ years of experience in affordable housing development for rent and sale, demonstrating increasing levels of responsibility.
- Working knowledge of financial models and reports, and experience with financial underwriting.
- Proficient in Google Business Suite and Microsoft Excel, and comfortable with various project management and communication tools such as Slack.
- Licensed Wisconsin Real Estate Broker, or willing to obtain.



Movin' Out, Inc.
Real Estate Developer

Working conditions:

Team members work primarily from home, with Madison, Wisconsin office work space available on a “hoteling” basis. The person in this role will need to travel occasionally to all-staff events, outside meetings, project sites, or partner locations throughout Wisconsin, as well as occasionally to conferences or other events outside Wisconsin.

To apply, please [submit your RESUME and a COVER LETTER](#) explaining why you are interested and why you think this is a good fit for both parties. Applications that do not include both will not be considered. Interviews will be scheduled on a rolling basis. For best consideration, apply as soon as possible.

About Movin' Out, Inc.

Movin' Out, Inc. is a statewide 501(c)3 nonprofit organization. Our mission is to advance disability justice by co-creating safe, affordable, community-integrated homes. We offer competitive compensation and an excellent benefits package for eligible employees. Highlights include: 100% company-paid individual health insurance, short- and long-term disability, life insurance, 401(k) contribution, a flexible spending account program, 13 paid holidays, a generous Earned Time Off policy (29+ days per year), and a flexible work environment.

We are committed to social justice and equity. BIPOC, LGBTQ+, and people with disabilities are encouraged to apply.