



Homes and Community Renewal

Job Opportunities at New York State Homes and Community Renewal

Build a career while building a better community. Rewarding careers in Public Service start here!

VICE PRESIDENT, STRATEGIC PRESERVATION INITIATIVES

New York State Homes and Community Renewal (HCR) is the State's affordable housing agency, with a mission to build, preserve, and protect affordable housing and increase homeownership throughout New York State.

Under the leadership of Governor Kathy Hochul and Commissioner RuthAnne Visnuskas, **HCR** is a vibrant, innovative agency that integrates and leverages New York State's housing resources. We have offices in New York City, Albany, Buffalo and Syracuse, and employ a diverse workforce of professionals who are hard-working and committed to serving low- and moderate-income families. Our mission is far reaching, encompassing single and multifamily housing finance, home improvement, rent regulation, housing subsidies, and community development. We partner regularly with a variety of public and private stakeholders.

Achieving this mission requires a wide range of skills and backgrounds in public policy, administration, real estate, architecture, finance, law, and many other areas of expertise. We seek to provide a workplace environment that is productive, flexible, accountable, ethical, and caring. Our employees are empowered to make a difference where they live and work. We offer competitive pay and a comprehensive benefits package, including paid leave, health, dental, vision, retirement, and family-friendly policies.

The Office of Housing Preservation manages HCR programs that maintain and enhance the state's portfolio of existing affordable housing. We enforce the Rent Laws in New York City for over 900,000 housing units, while providing federal and state rental assistance to assist more than 45,000 families across the state. We also monitor 130,000 low-income housing units financed with federal and state resources, and provide grant funding to help homeowners and tenants save energy.

The Housing Portfolio Management Unit is responsible for the asset management and compliance monitoring of the Agency's existing housing loan portfolio. This portfolio has been financed under various loan and subsidy programs including the Secured Loan Rental Program, the Section 8 Mod Program (Allenhurst Apts.) and the Mobile Home Cooperative Program.

This position will report directly to OHP's Senior Vice President of Statewide Asset Management. The Vice President of Strategic Preservation Initiatives will collaborate with the Senior Vice President to create and manage a new Strategic Preservation Initiatives unit within HCR.



Homes and Community Renewal

Job Opportunities at New York State Homes and Community Renewal

Duties and responsibilities include, but are not limited to:

- Working with the Senior Vice President to determine the staffing plan for the Strategic Preservation Initiatives unit including the relevant skills needed.
- Managing the day-to-day operations of the Strategic Preservation Initiatives unit including:
 - Lead and participate in complicated preservation transactions
 - Create, underwrite, and execute financial recovery plans for properties, including repositionings, refinancings, forbearance requests, regulatory relief, etc. and negotiate business and regulatory terms,
 - Identify need for Project-Based Section 8, Sustainability, Weatherization, and other agency resources in properties and assist with pre-application process including identifying consultants, board management and coordination with consultants on bids, appraisals, etc.,
 - Work with the Financial Operations team on associated budget rent determinations and rent structures,
 - Coordinate with syndicators, partner agencies, and TA/training providers, and
 - Coordinate with HCR's Asset Management, Legal, Finance and Development teams as necessary.
 - Lead review and outreach for troubled properties
 - Proactively monitor loan performance, reserve levels, and physical condition of all portfolios, and
 - Identify properties that require emergency funds to address exigent health and safety issues.
 - Coordinate with Asset Management teams
 - Refine watch list criteria in partnership with asset management teams,
 - Provide trainings to asset management teams as needed, and
 - Identify, in partnership with asset management, when properties should leave supervision due to physical conditions.

Minimum Qualifications

- Bachelor's Degree required; Master's degree in Business Administration, Public Administration, or City Planning with concentration in Real Estate or Public Finance preferred;
- 10 years experience in affordable housing or real estate, with a preference for experience in the management of troubled assets;
- Supervisory/managerial experience with demonstrated ability to build, motivate, engage, and lead a team of professional staff;



Homes and Community Renewal

Job Opportunities at New York State Homes and Community Renewal

- Significant experience with sophisticated real estate transactions, secured financing, construction lending and mortgage loan portfolio management, or have a good understanding of the preceding together with government experience and experience with the legislative process;
- Experience providing advice to senior executive level officers, including advice and interaction with boards of directors;
- Ability to establish effective working relationships with staff, outside attorneys, and consultants.
- Ability to manage outside counsel;
- Ability to work under pressure;
- Excellent oral and written communication skills;
- Strong analytical and organizational skills; and
- Record of productivity.

This job description is not intended to be all-inclusive, and the employee will be expected to perform other reasonably related duties as assigned.

What we offer:

- Extensive benefits package including paid leave, excellent health, dental, vision and retirement benefits; and
- Promotional opportunities for dedicated professionals.

All internal SONYMA/HFA/AHC employees(only) are directed to apply via
internalcandidates@hcr.ny.gov

Please Include your name in the subject line

[TO APPLY, CLICK HERE](#)

Applicants must include resume and cover letter

New York State is an **Equal Opportunity Employer (EOE)**