



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 of PRESERVATION

New York, NY

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.

A Civil Service exam is not required for this position. Candidates must meet the minimum qualifications outlined below to be considered.

NYS Homes and Community Renewal (HCR) is committed to fostering a culture of diversity, equity, inclusion, and accessibility. Our work would not be possible without the diverse backgrounds, experiences, ideas, and abilities of our employees. HCR is committed to developing a workforce which represents the diverse population of New York State. HCR embraces a diverse and inclusive work environment by encouraging all individuals, including all people with disabilities, to apply to open positions at the agency.

The Office of Multifamily Finance & Development actively engages with a range of partners including for-profit, and not for profit borrowers, municipalities, lenders, investors, and other funding entities to leverage tax credits, tax exempt bonds, and a multitude of State funded programs. Finance & Development has primary responsibility for implementing many of the initiatives under the Governor's Housing Plan, an unprecedented \$25 billion investment over five years.

The Preservation Team is a newly created team within the Office of Multifamily Finance & Development with the goal of concentrating on preservation transactions including but not limited to Mitchell Lamas, USDA 515s, Year 15 and Year 30 LIHTC preservation, supportive housing preservation, and Section 8 properties. The Vice President will play an integral role in setting up this newly created team for success.



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Duties:

The Vice President of Preservation oversees the day-to-day operations of the newly created Preservation Team and reports to the Senior Vice President of Multifamily Finance & Development. The Vice President works in coordination with the Senior Vice President to deploy Agency resources and personnel in the unit to meet the mission, goals and objectives of the Agency with respect to its multifamily housing activities.

The Vice President exercises independent judgment concerning the deployment of Agency personnel and resources in the unit, with respect to the hiring, promoting, evaluating, training and retaining of staff. They are responsible for overseeing the underwriting and approval of construction and permanent financing for the preservation of affordable housing. The incumbent is responsible for directing the development of multifamily housing financing, processing project applications through mortgage closings, contributing to the creation of innovative financing structures and developing and implementing underwriting policy and procedures.

Additional responsibilities include:

- Review credit committee and board memos, and present at credit committee and HFA board meetings for financing approval of preservation projects.
- Coordinate mortgage loan closings with external parties.
- Provide guidance and support to the multifamily finance team and collaborate with internal partners to meet HCR closing requirements.
- Work jointly with the Vice President of Strategic Preservation Initiatives on outreach and pre-development with owners on the preservation portfolio.
- Manage relationships with developers/borrowers and other external partners.
- Collaborate with regional Development Directors, the SVP, and Multifamily Finance and Development Chief of Staff to develop the Agency's preservation pipeline.
- Work together with Agency leadership on policy and funding decisions in order to maximize the impact of HCR's resources and advance State housing goals.
- Assist in formulating agency programs and policy initiatives.

Qualifications:

- Bachelor's Degree with concentration in Housing or Urban Planning preferred with ten years relevant work experience, or; **
- Master's Degree in Real Estate, Business, Urban Planning or Housing Finance with at least 5 years working experience in a senior level position underwriting and closing multifamily mortgages; **



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- Extensive working experience in negotiating with housing developers and their lawyers, tax credit syndicators and banks regarding all structural aspects of mortgage loans, tax credit rules and/or bond financings;
- Strong oral and written communication skills and excellent quantitative skills;
- Experience developing new business and new financing approaches;
- Experience managing a team of professionals;
- Strong self-initiative for accomplishing production goals and securing necessary approvals;

**Substitutions: four years of specialized experience or associate's degree and two years of specialized experience may substitute for bachelor's degree; J.D. or master's degree may substitute for one year of specialized experience; Ph.D. may substitute for two years of specialized experience.*

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

What we offer:

- Exciting opportunity to be part of New York's resurgence to greatness;
- Extensive benefits package including paid leave, excellent health, dental, vision and retirement benefits;
- Promotional opportunity 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)