



GINOSKO DEVELOPMENT COMPANY

Do you want to join a dynamic & growing company in the affordable housing industry, making a difference in the world? Consider Ginosko Development Company's **VP, Development** role!

View full job description and apply directly on our careers site:

<https://ginosko.applicantpool.com/jobs/>

About Ginosko Development Company - Novi, Michigan - www.Ginosko.com

Ginosko Development Company is a multi-state affordable housing development company with over 20 years of experience in affordable housing development dedicated to "building a brighter future today" for the residents of our communities. Ginosko and our principals or affiliates are the developers and owners of over 4,000 units of multifamily housing, most of which are affordable or mixed income. Our portfolio location is throughout Michigan, Illinois, Ohio and growing.

Position Summary:

The VP, Development is responsible for all aspects of the acquisition, financing and rehabilitation of affordable housing projects and sustaining existing projects, especially during year-15 conversions. Development activities include helping to identify and assess purchases or development proposals, analyze housing needs and identify areas suitable for affordable housing development, assess project feasibility, perform due diligence, assemble the necessary financing using a variety of public and private sources, and manage design and construction. This position will work closely with outside agencies, including MSHDA, RD, HUD, tax credit syndicators, the City of Detroit and other municipalities and organizations, and assist in and oversee the preparation of funding applications to these and other entities. This position will serve as a liaison with the Asset Management department and property management company regarding the transition of new units; and supervises the work of the Development Analysts.

The ideal candidate for this position should have:

Education: Bachelor's Degree in finance, engineering, construction management, or related field. MBA with real estate focus preferred.

Experience: Minimum 7-10 years of experience in affordable housing development and experience working with various regulatory agencies, such as HUD, MSHDA, or USDA Rural Development preferred. Previous experience working with diverse populations preferred. Proven background in Affordable Housing and real estate

Certificates & Licenses: Valid Driver's License with acceptable driving record. Certificate of personal auto liability insurance.



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Other Requirements: Strong stakeholder service skills. Exceptional dedication to dependability and punctuality. Strong work ethic. Ability to engage a team toward a common mission. Additional abilities required:

- Strong understanding of real estate development process.
- Strong multi-family housing underwriting skills and knowledge of affordable housing finance.
- Ability to deal effectively with staff, clients, contractors, vendors, and City officials.
- Knowledge of building codes for local municipalities highly desirable.
- Advanced proficiency with Microsoft Excel and ability to create and manipulate pro forma financial models.
- Exceptional project management, technological and analytical skills, written and verbal communication skills, as well as interpersonal and relationship building skills.
- Willingness to work flexible hours and in a collaborative, team-based environment.

Primary Work Location: Novi, Michigan and sites throughout Michigan, Illinois, Ohio and more. Hybrid remote work and onsite work required.

Equal Employment Opportunity & ADA Compliance

Ginosko Development Company has a deep commitment to diversity and provides equal employment opportunities to all employees and applicants for employment without regard to race, color, creed, ancestry, national origin, gender, sexual orientation, marital status, religion, age, disability, gender identity, genetic information, service in the military, arrest and conviction record (and all other protected classes in the State of Michigan or as provided by Federal Law). Equal employment opportunity applies to all terms and conditions of employment, including hiring, placement, promotion, termination, layoff, recall, transfer, leave of absence, compensation, and training. To ensure equal employment opportunities to qualified individuals with a disability, Ginosko Development Company will make reasonable accommodations for the known disability of an otherwise qualified individual, unless undue hardship on the operation of the organization would result. We support and promote equal employment opportunity, human dignity, and racial, ethnic, and cultural diversity by taking positive steps to eliminate barriers that may exist in hiring and in employment practices.