



ATLANTA BELTLINE, INC.
VICE PRESIDENT OF HOUSING POLICY AND DEVELOPMENT
Position Description

The Atlanta BeltLine, Inc. (ABI) is the largest public infrastructure redevelopment program in Atlanta's history that includes 22 miles of light-rail transit located in the Atlanta BeltLine corridor, 33 miles of trails, over 1,200 acres of new parkland, 46 miles of new streets and streetscapes, public art, 1,100 acres of brownfield reclamation, and the creation of more than 30,000 jobs and 5,600 affordable housing units in the neighborhoods surrounding an underutilized railroad corridor. In addition, ABI is committed to advancing equity and inclusion within the organization, along the corridor, and throughout all programs and projects.

The Vice President of Housing Policy and Development will lead the Atlanta BeltLine, Inc. (ABI) Housing Team and will report directly to the Chief Operating Officer. The primary focus area of the Vice President of Housing Policy and Development will be to provide senior level leadership and innovation to achieve ABI's affordable workforce housing goals. Specifically, the Vice President of Housing Policy and Development will lead the process of predevelopment, request for proposals, and disposition of lands for future affordable housing. Furthermore, the Vice President of Housing Policy and Development will provide leadership to public and private stakeholders for the benefit of coordinated, equitable development in the Atlanta BeltLine Tax Allocation District (TAD).

Atlanta BeltLine, Inc., as the implementation agent of the Atlanta BeltLine TAD, initiates, guides, and provides day-to-day management and coordination for achieving the 5,600 unit affordable workforce housing goal. Invest Atlanta ultimately makes most final investment decisions. A high level of coordination, cooperation and communication with Invest Atlanta and other Atlanta BeltLine departments, particularly Real Estate, is required.

The Vice President of Housing Policy and Development must represent ABI in a professional manner with the sophistication that ensures trust in all dealings with citizens, patrons, developers and vendors and apply fundamental principles of ABI to daily activities, including but not limited to Equitable Development, Brownfield Remediation, job creation, economic development, historic preservation, art and street scape improvements, parks, trails, and transit. They will promote the Vision, Mission and Core Values of ABI while fostering a collegial work environment.

PRIMARY RESPONSIBILITIES

- Manage the development of RFPs for ABI controlled sites.
- Serve as a key member of the ABI Senior Team staff.

- Provide thought leadership for equitable development activities that dismantle institutional and systemic barriers, expands opportunities, and advances sustainable growth for low income people and communities of color around the Atlanta BeltLine.
- Lead the process for the identification and pursuit of sources of leverage funding for acquisition from public and private investors.
- Hire, train, and supervise staff in the Housing Policy department.
- Manage other predevelopment work, as assigned, in preparation for the sale or lease of ABI controlled land.
- Provide guidance to the selected developer through entitlement to construction.
- Create innovative solutions to create affordable housing
- Coordinate public and private stakeholders for the benefit of coordinated, equitable development in specific geographic nodes as assigned.
- Work with Invest Atlanta to review and refine BeltLine Affordable Housing Trust Fund Incentive applications annually.
- Maintain a pipeline of developers to apply for BeltLine Trust Fund incentives.
- Write requests for proposals for consultants, contractors, and other services required to implement the ABI housing program.
- Provide digital presentations, written reports, letters and mailings regarding affordable housing strategies.
- Ensure projects and trends are properly tracked, analyzed, and communicated internally and with project stakeholders.
- Participate and lead meetings with public and private stakeholders to coordinate and share progress. Some community engagement meetings are scheduled in the evening.
- Other tasks, as assigned by the Chief Operating Officer

SKILLS & QUALIFICATIONS

Education:

- Master's Degree in Real Estate, Business, Planning or related field required.

Experience and Required Skills:

- 10+ years experience in multifamily housing development or related real estate field.
- Experience with or exposure to affordable housing development, policies, and incentives.
- Experience with or exposure to site development, rezoning, and permitting.
- Proven experience in real estate financial analysis and generating real estate proformas.
- Excellent organizational skills with the ability to prioritize workflow.
- Excellent written and verbal communication skills and interpersonal skills, especially in the area of communicating with a variety of stakeholders, including the general public, contractors, public sector employees, and developers.
- Ability to efficiently complete all required tasks, issues, projects as outlined in this Position Description.
- Proven experience working with MS Excel.
- Experience with generating maps and graphics.
- Equivalent combination of education, training and experience will be given consideration.

Interested candidates should submit a cover letter and resume to jobs@atlbeltline.org

Atlanta BeltLine, Inc. is an Equal Opportunity Employer and does not discriminate against any employee or applicant for employment because of race, color, sex, age, national origin, religion, sexual orientation, gender identity and/or expression, status as a veteran, and basis of disability or any other federal, state or local protected class.

Equity Note: Research suggests that women and Black, Indigenous and other persons of color are less likely than men and white job seekers to apply for positions unless they are confident they meet 100 % of the listed qualifications. We strongly encourage all interested individuals to apply, and allow us to evaluate the knowledge, skills and abilities that you demonstrate, using an intentional equity lens.