

## **Director, Development (16-month contract)**

Are you interested in being part of a team that is working to develop affordable housing in communities across Canada? Are you proactive and diligent with experience managing a team working across multiple projects that are at various stages of development? Are you excited about the possibility of using your development expertise, financing strategy experience and construction and development knowledge to drive positive social change?

The Director, Development (the “Director”) will be part of a small and dynamic team with offices in Toronto and Vancouver. You will be responsible for leading affordable multi-residential housing projects from conception through completion, managing the local development team and reporting to the Managing Partner.

We’re looking for someone with the ability to lead a variety of projects, establishing project viability, developing the financing strategy, and working closely with community groups to support the realization of their development vision. You’re not afraid of juggling multiple projects, managing relationships with key stakeholders and problem solving in a variety of contexts.

### **ABOUT NEW COMMONS DEVELOPMENT:**

[New Commons Development](#) (NCD) is a non-profit real estate development company that works to create affordable housing and other real estate assets in partnership with the local community. NCD is part of [New Market Funds](#) (NMF), a fund manager working to provide communities with private capital to create affordable housing and other community-owned real estate assets. New Market Funds is a certified B Corp, charity and employee-owned.

### **SUMMARY OF POSITION:**

NCD is seeking an experienced Director, Development for a **16-month leave coverage in Toronto**. This role will report to the Managing Partners. The Director can expect to lead the management and financing strategy of multiple affordable rental housing development projects through planning, design and engineering, construction to project completion.

The Director works with the Managing Partners to lead and direct the real estate development work of NMF. This includes taking lead responsibility of the team executing development of real estate projects; providing strategic advice on municipal approvals; structuring of financial strategies for projects and oversight to ensure appropriate underwriting, and compliance with programmatic requirements; business line budget planning, monitoring, and related work-flow coordination in regard to income and expenses; board preparation and management; and overall responsibility for business development priorities, staffing, and NMF integration, with the assistance of the senior staff and Managing Partners. The Director provides day-to-day guidance and coaching to Development Managers, Coordinators and Analysts within their assigned areas of accountability.

The Director represents the company’s interests to, and maintains good working relationships with, non-profit partners, funders, governmental entities, principal real estate professionals and the general public.

### **AREAS OF RESPONSIBILITY:**

- Governance and NMF Platform
- Investment and Financial Management
- Operations and Staff/Workflow Management
- Internal Strategy, Planning and Communications
- Project Oversight
- Business Development
- External Relations, Government Relations and Partnerships

**SUPERVISES:**

Senior Development Managers  
Development Managers  
Senior Analysts  
Analysts  
Coordinators  
Contract staff

**COMPENSATION AND BENEFITS:**

NCD will provide a professional and rewarding working environment with the opportunity for career growth and expects the salary to range between \$125,000 – 175,000 for the right candidate, commensurate with experience. Other benefits include extended health and dental benefits plan, phone allowance, wellness allowance, professional development allowance and eligibility to join the New Market Funds Team Ownership Plan.

**HOW TO APPLY:**

If you are interested in this exciting opportunity, **please email your resume and a thoughtful cover letter to [info@newmarketfunds.ca](mailto:info@newmarketfunds.ca) with 'Director, Development – [Your Name]' in the Subject Line. Applications will be accepted on a rolling basis until January 24, 2025.**

NCD is committed to equity in employment and diversity in our team, and encourages applications from all qualified candidates. If you are an applicant with a disability and require accommodation during the hiring process please contact us. All qualified applicants are invited to apply. We thank all applicants for their interest, however, only those selected for follow-up will be contacted.