

2019 Kuehn Fellow Hosts
Positions Summaries

NAME OF ORGANIZATION: The Community Builders

WEBSITE: <http://www.tcbinc.org>

DESCRIPTION OF FELLOWSHIP POSITION

As a leading nonprofit real estate developer with over 50 years of experience, we at The Community Builders, Inc. (TCB) understand how the built environment can contribute to a vibrant and healthy neighborhood.

The Kuehn Fellow/Project Associate will work with other members of the New England development team to provide project management support to key projects in TCB's Massachusetts pipeline. Our goal is to give the Fellow exposure to a wide range of development activities, to provide critical, hands-on experience that will help advance the Fellow's career goals.

The Fellow's primary focus would be the Mildred Hailey Redevelopment project, a large-scale mixed-income initiative that TCB is undertaking in the Jackson Square neighborhood of Jamaica Plain. The Community Builders and development partners have been selected by the Boston Housing Authority to replace 250 units of existing public housing from the existing Mildred Hailey Housing (formerly known as Bromley Heath). The development plan includes replacement of the existing housing along with 350 new units of market rate and affordable development, a new community center, and offices for existing nonprofits serving the community.

The Fellow will have an opportunity to work on all aspects of the project, from defining the program, developing the building design, securing zoning approvals, developing a legal/financing structure to support the mixed-income components of the project, preparing funding applications, and – ideally – seeing the project through to a construction loan closing on the initial phase of development.

NAME OF ORGANIZATION: Dorchester Bay Economic Development Corp.

WEBSITE: <https://dbedc.org/>

DESCRIPTION OF FELLOWSHIP POSITION

DBEDC, a dynamic and multi-faceted community organization, is seeking a Kuehn Fellow to contribute to the work of our strong real estate team. Our service area is facing increasing pressures of displacement and gentrification, and DBEDC is committed to maintaining the strength and diversity of our neighborhood in the face of change through equitable development. Our ideal candidate will be passionate about community development and eager to develop their skills in affordable housing and real estate generally. They will be interested in the complex affordability crisis in and around our service area and enthusiastic about participating on a collaborative development team.

DBEDC's pipeline of commercial and residential real estate projects is exciting and complex. During the fellowship period, DBEDC will have projects in every phase of the development cycle from predevelopment/conceptual design to construction and close out. This will provide a Fellow with the opportunity to participate in many different aspects of the real estate project process – from idea to implementation to fruition. Our pipeline includes 90 units of mixed income housing, a 20,000 SF commercial building, rehab of our own historic Pierce Building at the heart of Uphams Corner, another 56 units of housing in our portfolio that we will redevelop in the next two years, a new 45-unit senior housing building and responding to extensive mixed-use Uphams Corner RFPs to be issued in 2019. All of this work will be conducted with a close eye on principals of equitable development, community process and ant-displacement.

NAME OF ORGANIZATION: Urban Edge Housing Corporation
WEBSITE: www.urbanedge.org

DESCRIPTION OF FELLOWSHIP POSITION

The Urban Edge Kuehn Fellow will be part of an experienced team advancing affordable housing in Boston's Roxbury and Jamaica Plain neighborhoods. Located in the heart of Jackson Square, Urban Edge has a robust pipeline with eight active projects at varying phases of development. The Fellow will be supervised by the Director of Real Estate, and will have meaningful involvement in a range of project types with significant opportunities for advancement. The Fellow will have the responsibilities of a project Associate for the 78-unit Bancroft Dixwell refinance and renovation, for which construction is anticipated to begin by mid-2020. The Fellow will work closely with the Senior Project Manager overseeing the project.

The Fellow will gain significant exposure to financial, legal, design, and construction work. This is an ideal project for a Fellow with strong organizational skills who is ready to learn through active participation in a fast-moving and complex project. The Fellow will also work with the Director of Real Estate on the Mildred C. Hailey public housing redevelopment project, in partnership with the Jamaica Plain NDC and The Community Builders. In the first year of the fellowship, the master plan for the six-acre site will complete the City of Boston Article 80 Large Project Review permitting process, which will include site design and building massing and engagement of community residents. Project financing will also be advanced during this period.

NAME OF ORGANIZATION: Homeowner's Rehab, Inc. (HRI)
WEBSITE: <https://www.homeownersrehab.org>

DESCRIPTION OF FELLOWSHIP POSITION

HRI is excited to apply for its third Kuehn Fellow as part of the 2019-2021 round. We have been building and preserving affordable housing in Cambridge since the 1980s, developing over 1,500 units in the City and supporting our community with comprehensive resident services. HRI is currently expanding our geographic footprint beyond Cambridge, developing a diverse pipeline of preservation and new construction projects; this is a unique opportunity for a Fellow to participate in a range of development phases and types. Some examples include a 70-unit historic rehab in Worcester, a 98-unit new construction project in Cambridge's Alewife neighborhood, and the preservation of a 300-unit mixed-income, mixed-use development in Cambridgeport.

We are committed to providing our Kuehn Fellow with a hands-on learning experience as a Project Manager on the development team. Senior HRI staff have over 30 years of experience, and a Fellow will have an opportunity to learn from their deep knowledge of the housing field. As a member of the development team, they will work closely with staff on initial feasibility and design, financing, construction management, and project closeout, as well as engaging in broader strategies for expanding HRI's mission and better supporting our residents.

HRI is a national leader in sustainable and resilient multifamily housing, pursuing solar energy and LEED and/or Passive House building standards throughout our portfolio. We are proud of our innovations in energy efficiency and green building; with the help of a Kuehn Fellow, HRI will continue to pursue sustainability goals. Furthermore, we want to provide a supportive environment for a Fellow to explore personal areas of interest relevant to the affordable housing field and specific project goals.

NAME OF ORGANIZATION: Preservation of Affordable Housing, Inc. (POAH)

WEBSITE: <https://www.poah.org>

DESCRIPTION OF FELLOWSHIP POSITION

Preservation of Affordable Housing, Inc. (POAH) is excited to host a Kuehn Fellow in 2019-2021. Based in Boston, POAH is a non-profit that works to preserve and create affordable homes across the country. Since it was founded in 2001, POAH has acquired and developed over 10,000 units in eleven states and the District of Columbia, thanks to the creativity and passion of our staff.

The Kuehn Fellow will be an integral member of our real estate development team. As part of the team, s/he will have the opportunity to manage the process of acquiring and rehabilitating affordable housing in Massachusetts. Through years of experience, POAH staff have developed expertise in addressing preservation-related challenges and look forward to teaching these skills to the Kuehn Fellow.

In addition, the Kuehn Fellow will have a chance to learn about the many facets and nuances of affordable housing by working with highly experienced project managers on new construction projects in Boston and beyond. Many of these projects are large-scale and collaborative, and offer up exciting opportunities for a Kuehn Fellow to work toward critical project-management milestones and contribute to different aspects of real estate development: community and resident engagement, design and site planning, zoning and permitting, financing and closing, and construction monitoring and eventual lease-up.

Working alongside POAH colleagues with deep knowledge in a range of areas, the Kuehn Fellow will join a team committed to mentoring the next generation of affordable housing leaders and expanding access to housing for all.

NAME OF ORGANIZATION: Planning Office for Urban Affairs, Inc.

WEBSITE: <https://www.poua.org>

DESCRIPTION OF FELLOWSHIP POSITION

The Fellow/Project Manager will have an opportunity to work on a range of affordable and workforce mixed-income rental, mixed-use, and homeownership development projects. S/he will be expected to assist in the management of site assessment/acquisition, permitting, financing and development for one or more housing developments in our development pipeline and engage in other types of similar projects in the future. The Fellow/Project Manager will: assist in the hiring and managing the work of project architects, engineers, development consultants, attorneys, and other professional staff; assist in coordinating design work, including community planning, permitting, zoning, bidding, and contractor selection; develop and manage project budgets and prepare funding applications for predevelopment, construction and permanent financing; assist in overseeing, negotiating and coordinating project finance closings; provide project management services during construction, including managing project schedule, preparing requisitions, and managing lender relationships; and overseeing marketing and occupancy. The Fellow/Project Manager will also assist in identifying and researching potential sites for acquisition, and assist with securing site control. The Fellow/Project Manager will collaborate with and be supported by other project managers, as required. Through this experience, the Fellow will understand the different elements that go into a successful development and how to make them come together to achieve a mission-oriented outcome.