The Community Development Corporation of Long Island seeks a visionary, mission-oriented and highly skilled President/Chief Executive Officer to create and implement innovative programs that promote housing and economic development on Long Island and in the greater New York metropolitan area.

The Organization

Community Development Corporation of Long Island (CDCLI) is committed to making dreams of long term economic stability come true. As a chartered member of NeighborWorks®, CDCLI is certified to meet a high standard of fiscal integrity and service performance to assist local residents in achieving their dreams, and is recognized by NeighborWorks® as an “exemplary organization.” With the mission to “invest in the housing and economic aspirations of individuals and families by providing solutions that foster and maintain vibrant, equitable, and sustainable communities,” CDCLI is a significant force for revitalizing and building strong communities because home matters for all people. For more information, please visit our website at www.cdcli.org.

CDCLI was founded in 1969 when government, business and civic leaders on Long Island came together to address the growing demand for affordable housing. That strong tri-sector support continues today. CDCLI is a regional and national leader in community development, with high standards of performance and a desire to identify and implement creative ways to solve problems and help people in the community. CDCLI programs are complex, multi-partnered and diverse. Below is a summary of major business lines, along with FY 2015 program accomplishments:

**Homeownership Centers** – Offers grants, loans, training and assistance to help people achieve and sustain healthy homeownership and gain financial independence. In 2015, 450 individuals attended pre-purchase homebuyer education and financial education classes in two physical locations and via online courses. Sixty-two families successfully purchased their homes in 2015, leveraging their own savings with more than $100 million in mortgages. CDCLI also supports families in keeping their homes; 544 households received foreclosure prevention services in the last year. In 2016, CDCLI launched a pilot rent-to-own program to acquire and rehabilitate vacant, foreclosed properties and support households to purchase the home within three years.

**Rental Housing Assistance** – Provides rental assistance to low-income families, seniors, disabled and Veterans through federal funds. Last year, CDCLI provided rental subsidies to more than 5,000 families, allowing approximately 11,000 individuals across Suffolk County to live in safe and secure housing. CDCLI also manages a Section 8 voucher waiting list of 4,000 households, demonstrating the high demand for affordable housing across Long Island. In 2015, in an expansion of this business line, CDCLI assisted the US Department of Housing and Urban Development and New York State with its Rental Assistance Demonstration (RAD) efforts in Brooklyn, preserving almost 1,000 apartments as affordable. CDCLI inspects these apartments, qualifies tenants, and administers project-based voucher subsidies under a long-term contract. CDCLI will continue this work with more than 350 Brooklyn apartment units converted under RAD in 2016.
Real Estate Development - Increases affordable single-family ownership and multifamily rental housing opportunities throughout Long Island that meet each community’s needs. Wherever there is opportunity and local support, CDCLI works with residents, government officials, community leaders and other partners to accomplish affordable housing development. Current and recent rental developments include:

- Wincoram Commons, a 176-unit mixed-income mixed-use development in Coram that completed construction and lease-up in May 2016. Wincoram Commons includes one-, two- and three-bedroom apartments and 9,000 square feet of commercial space. More than 2,000 applications for tenancy were received for this $55 million development.

- Copaique Commons, a 90-unit apartment building across from the LIRR station in Copague. This transit-oriented development serves households earning up to 100 percent of the Area Median Income (AMI). Demolition of the site began in April 2016, with anticipated completion and occupancy by summer 2017.

- Peconic Crossing is a 45-unit apartment development for artists in Riverhead. This development will serve households of up to 90 percent AMI. This energy-efficient development will house an art gallery on its first floor. Construction will commence in early 2017.

Home Improvement – Provides construction oversight, grants and low interest financing to lower income homeowners for home repairs. Last year, CDCLI renovated 70 single-family homes owned by low and moderate income families using $1.2 million in New York State grants.

Weatherization and Energy Efficiency – Enables Long Islanders to make their homes more energy efficient and healthier. In 2015, more than 360 owned or rented homes were renovated. CDCLI anticipates this $1.5 million investment will result in $138,400 in annual energy cost savings.

Healthy Homes Pilot Program – Establishes stronger ties with the health care industry by designing pioneering, innovative and impactful programs to achieve positive health care outcomes for very-low income vulnerable populations. This pilot launched in 2015 and included weatherization and renovation of a 30-unit apartment building in Hempstead, an assessment of the health and safety conditions of 260 Hempstead Housing Authority (HHA) apartments and homes, and a survey of the health needs of HHA residents.

In FY 2015, CDCLI served more than 170,000 Long Islanders and invested more than $102 million into served communities. This figure includes more than 500 households impacted by Hurricane Sandy via CDCLI’s proactive and responsive Sandy Housing Recovery Program.

The President/CEO oversees an 85-person staff and reports to a 15-member high-functioning Board of Directors that meets six times a year, with several active standing committees. The President/CEO also manages an 18-member Council of Advisors that meets semi-annually. CDCLI’s FY 2016 budget anticipates revenue of $74MM with an operating budget of approximately $14.7MM. Management of CDCLI also includes oversight of two separate 501c3 organizations - the CDCLI Housing Development Fund Corporation, an Article 11 affiliate organization; and the CDCLI Funding Corporation, a Community Development Financial Institution; as well as seven LLC operating entities for tax credit affordable rental developments.

The organization’s outgoing President/CEO is Marianne Garvin, a high-profile dynamic local and national leader in the sector who has served in leadership positions at CDCLI for more than 25
years. The President/CEO’s current executive management group includes two direct reports - the CFO/Treasurer and the Chief Operating Officer (COO) – as well as the Senior Vice President of Real Estate and Property Operations and the Vice President of Marketing and Development, both of whom report to the COO.

The Position

Reporting to the Board of Directors, the President/CEO provides direction and leadership for the organization’s mission and vision, represents and speaks for the organization and its work, and works with the executive management group to advance CDCLI’s annual and strategic plans. The President/CEO is responsible for effective implementation of programs, management of CDCLI personnel, sound fiscal management, and furthering the organization’s agency strategic goals under the direction of the Board of Directors.

Toward these ends, near term priorities (next 12-18 months) for the President/CEO will include:

- Overseeing completion of CDCLI's next long-range strategic plan, with a beginning timeframe of January 2018; and the November 1, 2017-October 31, 2018 annual plan and budget
- Growing CDCLI’s multi-family rental portfolio, including two projects (approximately 135 units of housing) currently in development and several additional projects in pre-development
- Ensuring that annual programmatic and financial goals across business lines are met. This includes anticipating and proactively managing fluxes in public and private funding, particularly for areas such as homeownership and foreclosure prevention.
- Continuing to identify and develop new programs to address unmet community needs, including securing new sources of funding to support these initiatives
- Managing the implementation of recently launched programs, including rent-to-own housing, land bank partnerships, financial literacy programming and CDCLI’s health and housing initiative
- Collaborating with the Board of Directors and partners to advance CDCLI’s regional and national role in developing and implementing innovative programs in the housing, community and economic development space

Key Responsibilities
Primary responsibilities of the President/CEO include:

- Leading the development and execution of the CDCLI strategic plan, which ensures the continued efficiency and effectiveness of CDCLI’s business operations and programs
- Collaborating alongside and building relationships with government, non-profit and private-sector community partners in their collective efforts to address the housing and economic aspirations of individuals and families on Long Island
- Attracting and retaining a productive workforce with an eye toward professional development and developing ‘bench strength’ for key leadership positions
• Serving as CDCLI’s chief spokesperson in articulating the issue of housing in Long Island and in furthering CDCLI’s mission

• Ensuring that the organization achieves its resource development goals necessary to achieve long-term financial stability while also meeting current operating needs

• Supporting CDCLI’s Board of Directors in order to enhance the organization’s ability to carry out its mission

The Board of Directors anticipates a start-date for this position of Q1 2017, which aligns with the timeframe that the outgoing President/CEO plans to retire.

Experience and Attributes
The President/CEO position demands a visionary, mission-oriented and highly skilled leader in a fast-paced environment with hard-working and dedicated staff. Ideal candidates for this position will bring a variety of experiences and attributes to the position, including:

• Deep commitment to non-profits and experience with mission-driven community development
• Excellent relationship-building and negotiation skills with high-level private and public-sector executives
• Superior public speaking skills; willingness to travel locally, regionally and nationally to participate in key discussions and meetings
• Effectiveness at communicating the value-add of an organization to public and private-sector partners at local, regional, state and federal levels
• Desire to collaboratively partner with other organizations to achieve shared goals in new and creative ways; resourcefulness
• Demonstrated ability to effectively work with Boards of Directors in furthering an organization’s mission
• High degree of integrity and ethical principles
• Proven experience leading and managing complex, fast-paced organizations using a performance-driven focus
• Strong manager and leader of senior staff that represent a range of business lines, and a commitment to furthering a work culture that values accountability, transparency and collegiality
• Experience interacting with multiple municipalities and municipal structures, each with their own unique way of operating
• Subject-matter experience in:
  o Affordable housing development (including entitlement processes and joint-venture development agreements)
  o Real estate finance
  o Government programs and funding sources for affordable housing programs and services
• Bachelor’s degree required; Masters preferred.

Salary will be competitive and commensurate with experience. Excellent benefits.
Application Process

The CDCLI Board has hired Raffa to assist with the executive search and transition. To apply, e-mail resume, cover letter and salary requirements to: CDCLI@raffa.com (e-mail applications are required and will only be accepted at this email address). For other inquiries contact:

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CDCLI seeks to provide equal employment opportunities to all employees and applicants for employment without regard to race, color, creed, religion, gender, sexual orientation, marital status, national origin, age, disability or protected status. CDCLI fully complies with all applicable federal, state, and local anti-discrimination laws.