

Senior Project Manager – Affordable Housing Construction

Full-Time | Stable, Long-Term Role | Mission-Driven Construction

The Affordable Housing Corporation of Lake County (AHC) serves as the nonprofit construction management partner for Community Partners for Affordable Housing (CPAH). CPAH is a nonprofit that has developed or preserved more than 1,800 affordable homes, advancing its mission to develop affordable housing and provide services that empower individuals and families to secure and retain quality housing.

AHC is now expanding our in-house general contracting capacity to deliver new, ground-up, affordable multi-family housing across the northern suburbs of Illinois. We are seeking a Senior Project Manager to serve as the foundational construction leader for this growing program. This is a long-term, stable role for an experienced builder to lead meaningful, well-organized projects that provide safe, durable housing for families and seniors. AHC offers a predictable pace and workload, a professional and collaborative culture, and a purpose-driven opportunity to help build a lasting affordable housing platform in the communities where we work.

What You Will Do

You will lead the delivery of AHC's in-house general contracting program for ground-up affordable housing developments, currently targeting 30+ new units annually. You will manage construction schedules, subcontractors, budgets, inspections, and compliance while establishing repeatable field standards and processes that will support long-term program growth. The role may also involve rehabilitation and/or adaptive re-use projects.

Responsibilities include:

- Manage multiple ground-up residential construction projects
- Track progress, budgets, schedules, and quality
- Prepare sites for municipal, state, and federal inspections
- Manage prevailing wage and certified payroll compliance
- Oversee jobsite safety and OSHA compliance
- Maintain project documentation and compliance records
- Review and approve subcontractor pay applications and lien waivers

Initially, this role will combine project management and site leadership responsibilities. As the program grows, dedicated site superintendents will be added to support you. These duties include:

- Serve as the primary field contact
 - Establish consistent field standards and repeatable construction practices
 - Coordinate all site activity, subcontractors, inspections, and schedules
 - Oversee modular delivery, setting, and integration
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Who This Role Is For

This role is ideal for an experienced construction professional who:

- Has managed publicly funded residential construction (LIHTC, IHDA, HUD, ARPA, CDBG, etc.)
 - Has worked with prevailing wage and certified payroll projects
 - Has experience with mid-to-large scale residential development and site work
 - Understands inspections, compliance, and documentation requirements
 - Values quality, safety, and long-term durability
 - Is seeking a stable, predictable, long-term role
 - Wants meaningful work that directly benefits local families and seniors
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Preferred Qualifications

- 8+ years residential construction project management or superintendent experience
- Publicly funded or prevailing wage project experience strongly preferred
- Modular construction experience a plus
- Familiarity with construction management and documentation software such as Procore, Buildertrend, Autodesk, Bluebeam, or similar platforms
- Ability to learn and adapt to internal systems and workflows
- Strong documentation and organizational skills with experience managing construction documentation, schedules, budgets, and compliance records
- OSHA 10- or 30-hours certification and First Aid/CPR/AED training and/or willingness to obtain or renew certifications as needed
- Ability to manage multiple projects simultaneously

- Comfortable working directly with inspectors, engineers, and funding agencies
 - We value diversity, equity, and inclusion. We encourage qualified applicants from all backgrounds to apply.
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If you are an experienced builder who wants to put your skills to work in a meaningful, sustainable, and stable environment we welcome your application.

Benefits

- Health, Vision and Dental insurance
- Health Reimbursement Account (if enrolled in company Health Insurance)
- Life and AD&D insurance
- Paid time off, plus Fourteen annual paid Holidays
- 401(k) with 5% Match
- Flexible Spending Account and Dependent Care Account
- Employee Assistance Program
- Flexible schedule

Salary

- \$120,000-\$150,000 based on experience

Please submit a resume and cover letter to: bdennison@ahclc.org.