Graduate-Level Student Development without Displacement Internship
Summer 2018

Commonwise is building a sustainable, equitable, and democratic Bronx economy that creates shared wealth and ownership for low-income people of color. We are doing this by developing a network of diverse partners and community enterprises—known as the Bronx Community Enterprise Network—which currently includes four major projects:

- A Policy and Planning Lab, a center for economic democracy planning and policy development—by, with, and for the Bronx
- The BronXchange, an online marketplace that connects Bronx institutions and nonprofits with high-road, local businesses in order to localize purchasing and build community wealth
- The Bronx Innovation Factory is a digital fabrication center and business incubator focused on expanding local production capacity in the Bronx to support advanced manufacturing businesses with shared ownership models
- An Economic Democracy Learning Center, which prepares current and future partners to participate and lead the network; cultivates a culture rooted in economic democracy principles; and advances the collective understanding and knowledge of economic democracy based on experiences in the Bronx and from around the world

Job Title: Development without Displacement Intern

Background: Since January 2017, the Policy and Planning Lab of Commonwise has been convening the Bronx-wide Development without Displacement Roundtable, comprised of eight community-based organizations from across the Bronx. Community-based organizations are organizing grassroots leadership to fight back against inequitable policies and development processes that avoid community engagement while arguing that residents cannot understand the complexities of development or are unwilling to compromise for their own benefit. These organizations have been savvy at developing grassroots leadership and deeply engaging community members to include the voices of those usually marginalized or missing from development processes.

The overarching goal for our coordination and strategy efforts for the Development without Displacement Roundtable is to work with grassroots leaders and other key stakeholders including mission-driven developers, anchor institutions, labor unions, and elected officials throughout the Bronx to fight forward and advance a more equitable development process.

Responsibilities:
The intern will assist the Development without Displacement work by advancing a set of tools to support coordination and equitable development models. This will include:

- Conducting pre-development work on a mixed-use, affordable housing alternative development scenario
Supporting Commonwise/BCDI and partners with community land trust site selection, governance, financing, and model building

Identifying mission-aligned capital sources, generating and vetting development scenarios, performing due diligence for development site(s)

Conducting research on innovative financing solutions and ownership models for development of Community Land Trusts, other forms of deeply and permanently affordable housing and other mechanisms for building shared wealth

Synthesizing research and other work into memos, reports, white papers and other communications materials for anti-displacement work and economic democracy education

Participating in team and relevant partner meetings

**Required Skills and Experience:**

- Current graduate students in urban planning, public policy, real estate, economics, or other relevant fields preferred
- Excellent written and verbal communication skills
- Experience working with quantitative data analysis, including Excel
- Interest in housing, cooperative development, economic democracy
- Familiarity with debates and research in the areas of real estate development, community economic development, and gentrification
- Ability to multi-task with attention to detail

**Preferred Skills and Experience:**

- One to two years of experience working in urban studies and planning, housing and real estate development, data analysis, or project management
- Experience working in New York City housing and real estate and/or community-based organizations

This is a full-time, hourly paid position for 8 - 12 weeks during summer 2018. The candidate will work closely with staff from Commonwise and its partner, MIT CoLab, and must be based in New York City or be willing to relocate for the duration of the position.

**Compensation:** $19.50/hour.

**Application Process:** Please email resume, cover letter, and examples of relevant work, including writing samples and formatted reports, to jobs@commonwise.nyc with “Development without Displacement Intern” in the subject line. Applications are due on May 18, 2018.

People of color, people with disabilities, women, and LGBTQ candidates are strongly encouraged to apply. We are committed to a diverse workplace, and to supporting our staff with ongoing career development opportunities.

CommonWise Education is an equal opportunity employer and prohibits discriminatory
employment actions and treatment against employees and applicants for employment based on actual or perceived race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, matriculation, political affiliation, genetic information, disability, source of income, past incarceration, status as a victim of an intrafamily offense, or place of residence or business. Sexual harassment is a form of sex discrimination, which is prohibited by law, as is harassment based on any of the above-protected categories.