



Development Process 101



NJHOMES

Taken from Colorado Division of Housing: Affordable Housing Toolkit for Local Officials



GOALS

- Introduce the development process
- Key participants throughout development
- Development Phases
- How you, as Local Elected Officials, can support development of affordable housing in your communities

Phases of Development

Phases of Development

Phase I:
Visioning

Phase II:
Planning

Phase III:
Funding

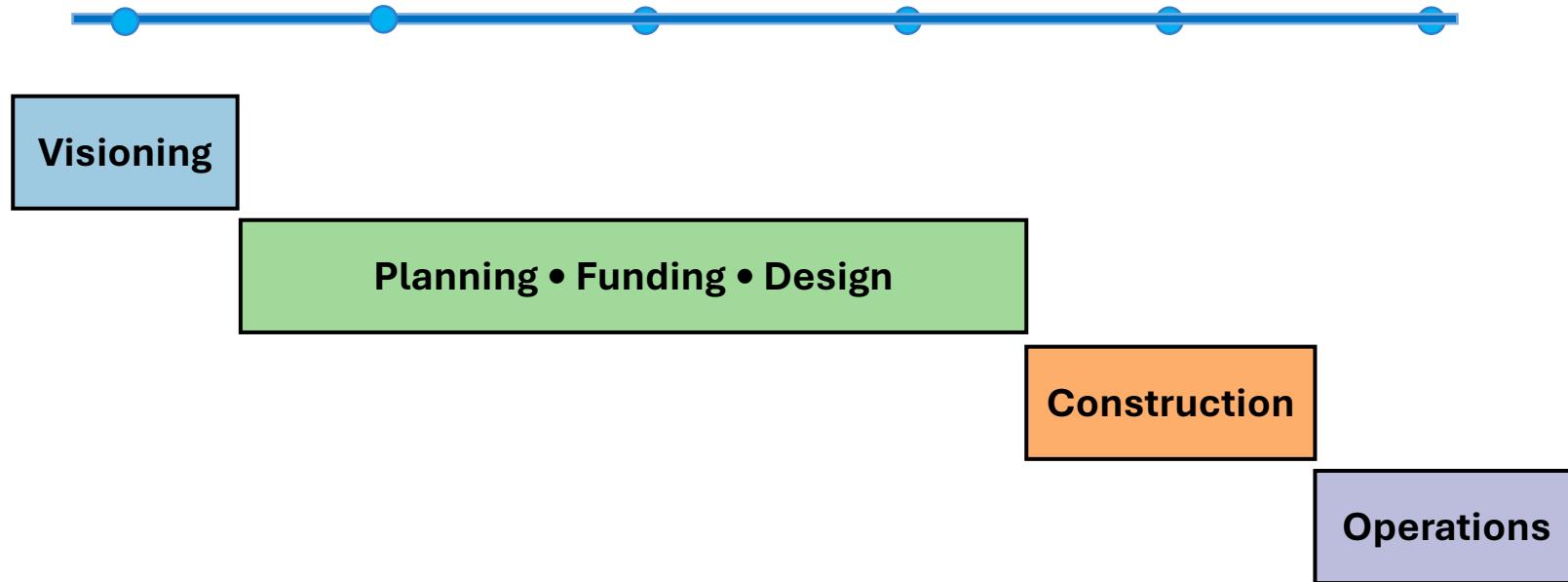
Phase IV:
Design

Phase V:
Construction

Phase VI:
Operations

Development Plan Timeline

Project Start Year 1 Year 2 Year 3 Year 4



Phase I: Visioning

The visioning phase focuses on understanding:

- Your community's need for affordable housing
- Housing types to respond to that need
- Your jurisdictions' capacity for the participation that will be required to develop this type of housing
- What additional partnerships may be necessary to fill your capacity gaps

PHASE II: Planning and Predevelopment

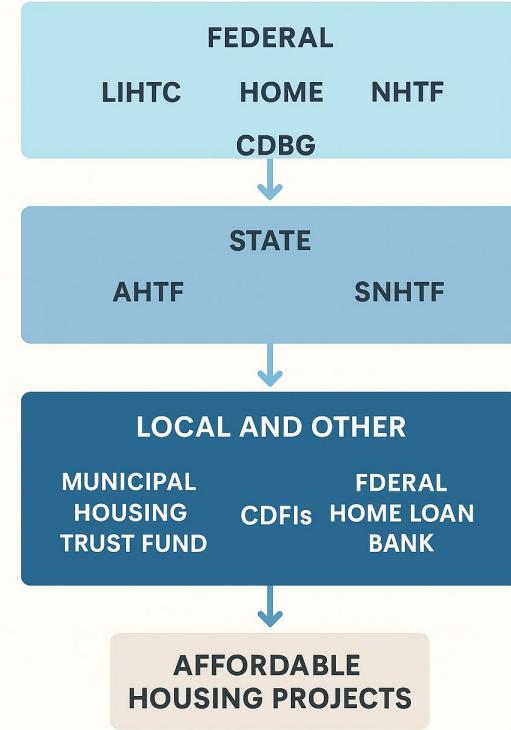
Planning and Predevelopment Phase takes your concept into a specific development scope of work:

- Locating and/or purchasing a development site
- Working with a design/development team to prepare a design concept and start initial legal and planning groundwork for the project
- Preparing feasibility assessments and cost estimates

Phase III: Securing Funding

Obtaining the financing required to design, construct, and operate the development for the duration of the project

- Determining and securing multiple financing sources;
- Completing multiple applications for the various funders



Phase IV: Design

The final design, engineering, and planning to move the project to final form to receive final funding commitments and move to implementation.

Phase V: Construction

Preparation of the development site for construction and the actual construction or rehabilitation

Phase VI: Operations

Moving the project into long-term functioning and sustainability:

- Securing and overseeing property management
- Securing and over seeing service provider(s) (if applicable)
- Lease up of eligible tenants or sale of units to eligible homebuyers
- Long-term stewardship/management of the development (rental)

Key Project Team Members

Sectors



Public

- Planning and Zoning
- City/Town Council
- Public Utilities
- Building Codes and Inspections



Private

- Developer/Development Partner(s)
- Landowner/Leaseholder
- Property Manager
- Service Provider (if applicable)

Contractors and Consultants

- Architects, Engineers, Surveyors
- General Contractors
- Environmental Engineers
- Market/Real Estate Analysts
- Attorneys



Role of Local Government

Key Levers in Local Development

Needs
Assessment;
Vision; Strategy

Policy and
Regulations

Incentives

Participation in
Development

Building
Support

Create a Local Housing Strategy

- Bring together people and development partnership for local housing
- Needs assessments; market analysis; economic analysis
- Create a Housing Vision and Goals
- Develop local strategies and tactics
- Public support and will



Plan and Policy Alignment

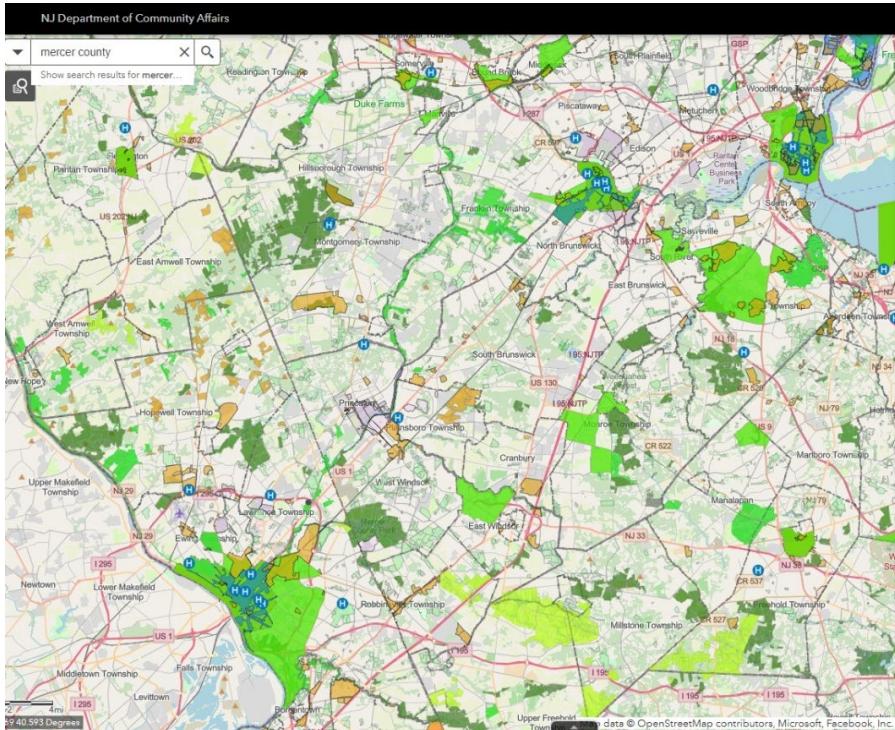
- Update/modify planning, zoning and development codes:
 - Update or modify Dimensional Standards
 - Increase housing types allowed in multiple zone districts: i.e. du & triplex in single family zones
 - Allow greater housing capacity by right: i.e. increase number of units allowed per lot, increase floor area ratio
 - Parking requirements
- Expedite review and permitting processes
- Remove barriers to development



Local Development

- Primary Developer Role
- Development Partner
 - Partner with private developer(s), non-profit developer, public housing authority, community land trusts, local anchor institutions/major employers
- Funding Partners
- Operator/Management

Community Asset Map



Legend

Hospitals



Low Income Housing Tax Credit Qualified Census Tracts



State, Local and Nonprofit Open Space



Federal (State Owned)



Fish and Wildlife



Parks and Forestry



Natural Lands Trust



County

Areas in Need of Redevelopment



Urban Enterprise Zones



New Market Tax Credit Eligible Census Tract



Yes



No

Neighborhood Revitalization Tax Credit Eligible Census Tract



Yes



No

Build Local Support

- Build support of local public officials
- Bring community together
- Identify and work with community champions
- Ensure outreach to all in community members especially those historically left out of planning processes



Community Engagement

- Define the Scope of the planning process
- Developing an understanding of the community landscape
- Identifying core questions and trade-offs
- Assessing community capacity
- Design engagement strategies and identify resource needs
- Decide how input will be used – be transparent

Community Engagement

Define Scope of Planning

Communicate
Be Transparent

Understand the
Community Landscape

Design
Engagement
Strategies

Assess
Community
Capacity

Identify Core
Questions and
Trade Offs

Thank You
