

HOW TO DEVELOP HOUSING FOR YOUR COMMUNITY

www.housingnorth.org

CONCEPT

Determine the type of project (rental or for sale) and the scale (# of units). Use the [Housing Needs Assessment Data](#) and Connect with local Housing Ready Staff. info@housingnorth.org or www.housingnorth.org

SITE LOCATION

Locate potential sites and get to know locations and the community. Review zoning - are changes needed? Get familiar with the permitting process and timelines

PLAN

Consider major components of the project plan such as potential development teams and who will own and/or manage long term. What are the predevelopment costs to consider?

PROFORMA (\$\$\$)

Use the [MEDC proforma guide](#) or other templates to detail project costs. Where are the financial gaps? What do the rents/sales prices need to be? What are some options for assistance? Begin conversations with lending/finance partners.

SECURE APPROVALS

Work with City/Township and County staff to secure appropriate permits or approvals. Develop a project timeline with dates to secure property, financing and more.

SECURE FINANCING & ACQUIRE SITE CONTROL

At this point you should be on your way to obtaining site control. Apply for financing and explore [housing tools and options](#). Work through the land use permitting to prepare for construction.

BEGIN CONSTRUCTION

Maintain close communication with City/Township/County staff and your development team as you take the first steps toward construction. Remain in contact with financial partners and donors as the project moves forward.

CELEBRATE

Host a groundbreaking, write an article or find another way to show the community what's coming and who has helped!

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