

Project Selection Tool

Organizational Impacts/Considerations	
1.	Does the proposed project <u>directly</u> support the mission of our organization?
2.	How strong is the internal support of board/council, members, and staff for the project? Is there internal dissent? What is the potential impact of the dissent?
3.	Does the organization have the capacity to undertake another development project? Do we have the required staff and skills? Or can we create a partnership or venture to obtain the required capacity?
4.	Does the project use or build on organizational strengths (identified in the assessment)?

5.	<p>Is it compatible with current organizational activities and our existing portfolio?</p> <p>Does it enhance other operations? Will there be economies of scale in the operation/management of the portfolio?</p>
6.	<p>What are the opportunity costs of the project: Other projects/activities that may not be able to occur due to diversion of management attention and corporate resources to this project? Diversion of capital from operational or portfolio needs?</p>
<p>Project Feasibility & Risks</p>	
7.	<p>Do we have evidence of a sufficient demand (not need) for this housing at affordable prices (rents/sale prices)?</p>
8.	<p>Would this project have a “competitive advantage” or “niche” in relation to the existing available supply?</p>

9.	Is there a financial plan or analysis demonstrating feasibility and long-term viability?
10.	How strong is the external support or opposition of the elected officials, community, constituents, and the public sector? Will this affect the approvals of the project? Will this affect the project schedule or costs?
11.	Are there environmental factors (including SHPO) that might delay the project or add significantly to the cost?
12.	<p>What are the total costs to make the site ready for development? What are the potential schedule impacts of these activities?</p> <p>Acquisition cost _____</p> <p>Demolition _____</p> <p>Relocation _____</p> <p>Off-site infrastructure _____</p> <p>On-site infrastructure _____</p> <p>Environmental remediation _____</p> <p>TOTAL COST TO MAKE READY FOR DEVELOPMENT _____</p>

13.	What are the other key completion risk factors?
14.	<p>What are the total financial (capital advances & equity) requirements of the project from organizational funds (i.e., not available from public sources) for:</p> <p>Pre-development capital costs and advances _____</p> <p>Project equity requirements _____</p> <p>Organizational overhead costs during implementation _____</p> <p>Initial operating deficits & capitalized reserves _____</p> <p>TOTAL EQUITY/CAPITAL ADVANCE REQUIREMENTS _____</p>
15.	Are potential developer fees reasonable and sufficient to cover the effort involved?
16.	To what extent could any risks/costs/impacts above be reduced by: a change in the type of project or clients served? A reduction in scale? A change in financing? A change in implementation schedule?

Long-Term Considerations	
17.	Will the project and neighborhood provide a decent living environment in the long term?
18.	What contingent liabilities exist for the corporation if the project fails before or after completion? Should the project be organizationally separate from other ventures?
19.	What other benefits result from the project: economic opportunities for customers? Physical improvement and other community benefits? Organizational benefits? Replicability?
20.	Overall, does the project provide reasonable benefits to our organization and our customers relative to the associated risks?