

Bringing it all Together:

A Case Study on Pre-Development

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So what's the goal?

Learning objectives:

- Know what pre-development tasks are needed, what resources are available, and how to prioritize actions
- Understand minimum due diligence necessary to create an effective Request for Proposals (RFP)
- Use what you have learned at the Housing Institute!

The Goal of Pre-Development

1. Site Feasibility



2. Financial Feasibility



What do you need to do during pre-development?

A

E

I

B

F

J

C

G

K

D

H

L

The case study and assessor's map- in your binder

Activity cards

CASE STUDY

Kingswood, Town of Winterfell

You are a member of the Winterfell Affordable Housing Trust. The Trust has been offered three parcels of town-owned land, known as Kingswood, located within 0.5 miles of the Town Center. The Kingswood parcels are adjacent to two condominium developments, open space, and a residential neighborhood.

The Winterfell Affordable Housing Trust is analyzing the potential to build community housing on the combined parcels of land totaling 12.83 acres. Based on the analysis, the Community Preservation Committee (CPC) may support a request and, ultimately, recommend to Town Meeting funds to further the predevelopment of Kingswood. The Chair of the CPC has asked the Winterfell Affordable Housing Trust to report back to the Committee within 90 days, after some due diligence regarding project feasibility and a dollar amount to be requested.

The Trust was established at the last Annual Town Meeting and has a very small financial reserve, \$20,000. Of this, \$10,000 is available for part-time staff and other actions deemed by the Trust to further its mission of expanding the range of affordable housing opportunities in town. The Housing Trust, has \$10,000 available to complete the Kingswood acquisition analysis.

The following documents are available to you: Winterfell Assessor's Map, Property Description

Case Study Question 1:

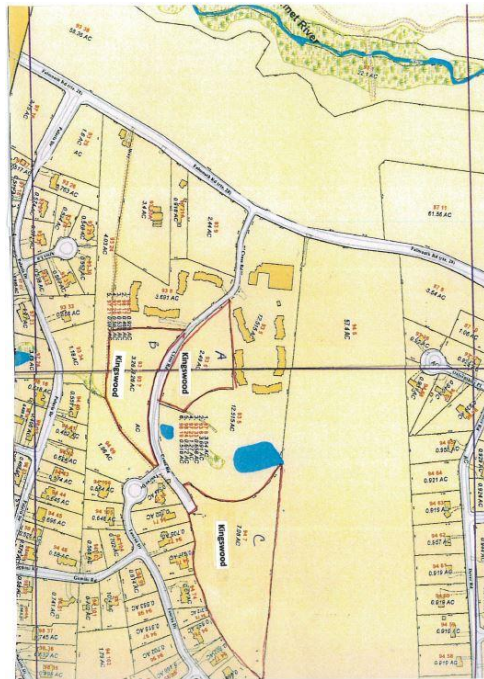
With \$10,000 and volunteer time and energy to consult with human resources, what are the first actions you will take to initiate the analysis?

Case Study Question 2:

With a State PATH Grant of \$ 25,000, how would you spend this money to support the initial feasibility analysis?

Case Study Question 3:

What are the main points you hope to communicate to the CPC to support additional funding?



Provider: Civil Engineer

Scope of Work: Land Yield Analysis

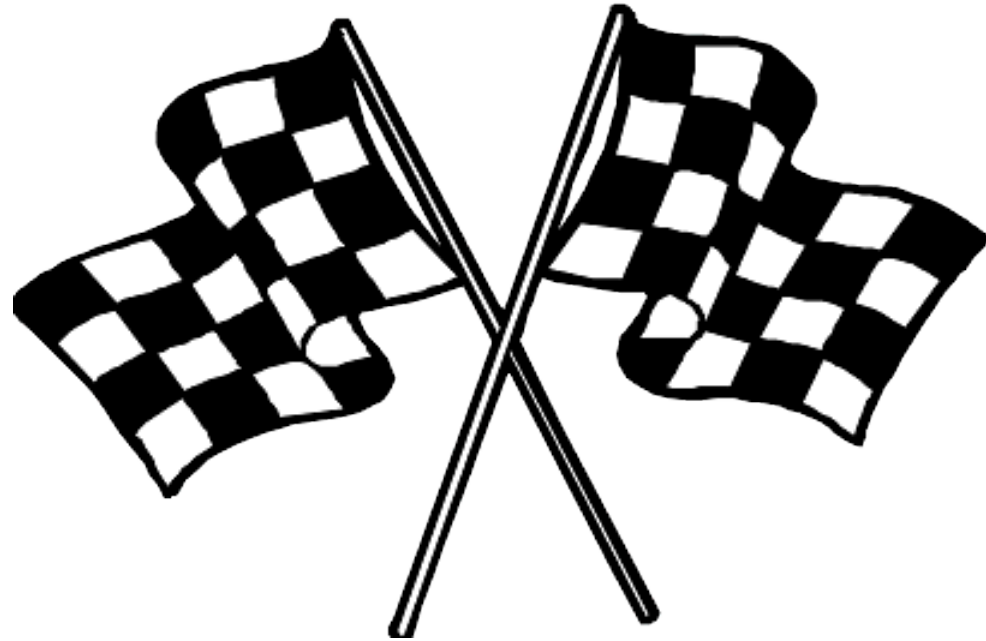
Cost: \$2,500

Description: The Land Yield Analysis will tell you the maximum number of bedrooms that the land can support, given existing conditions and Infrastructure (water and sewer). It will also identify potential barriers to development such as endangered species mapping of the site, wetlands, and evidence of ledge.

Now to put it into action!

1. Everyone reads the Case Study (5 minutes)
2. Carsten and Laura will present three scenario questions, one at a time
3. Each group will have 10 minutes to come up with answer(s) to each question
4. We will come back together and one person from each group will share answers

Ready, set... go!



Case Study Scenario Question #1

You have **\$10,000** available from the Trust.

Choosing from your activity cards, how would you spend the money?

Case Study Scenario Question #2

The Trust was awarded a **\$25,000** grant in PATH (Planning Assistance Towards Housing) funds from the state.

Knowing what you know now, how you would spend this money?

Case Study Question #3:

Would you recommend funds from the CPC to develop an RFP for Kingswood?

Yes

No

Maybe, but need more info

Contact Information

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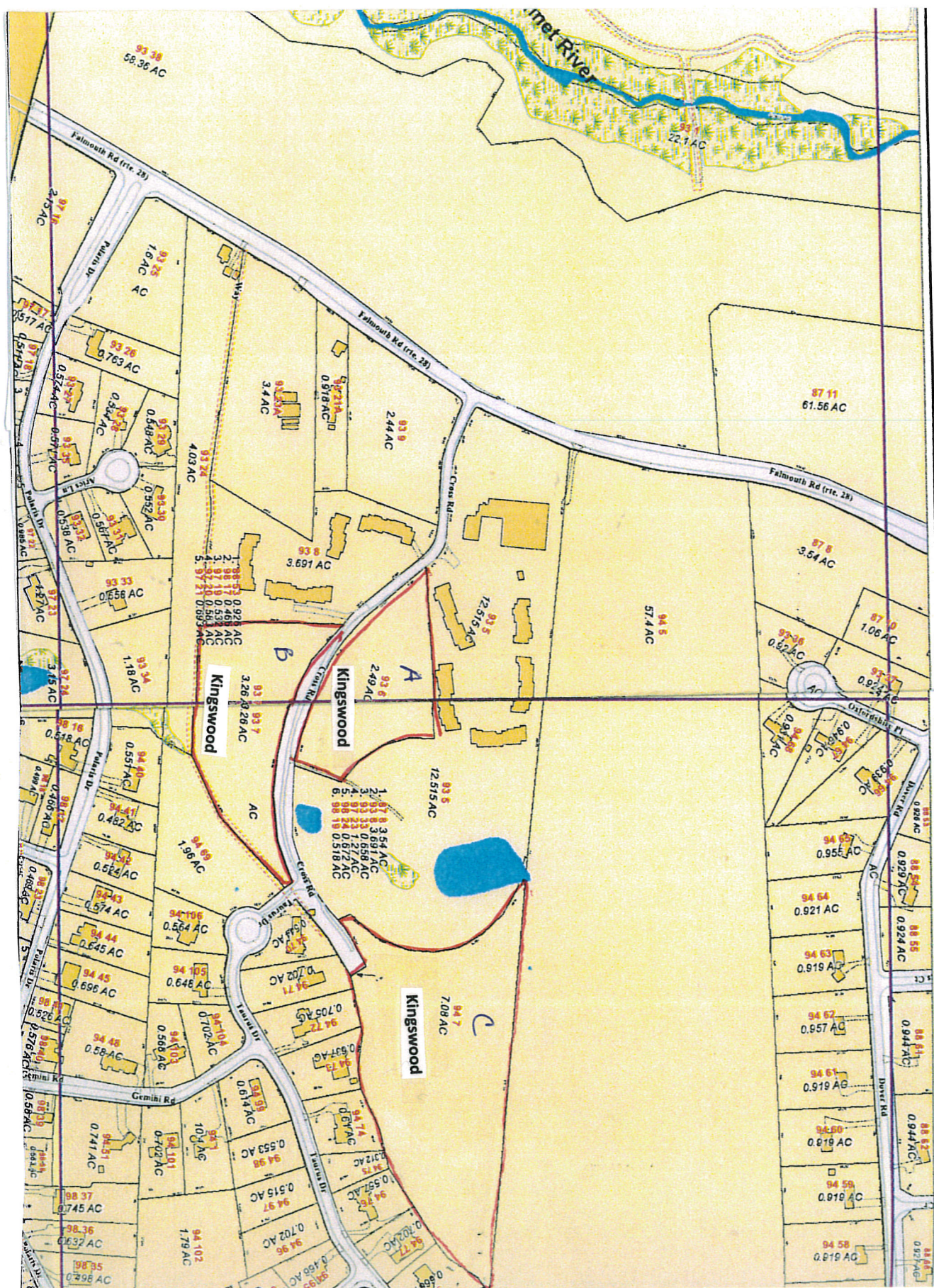


Figure 1.4 Topography Map

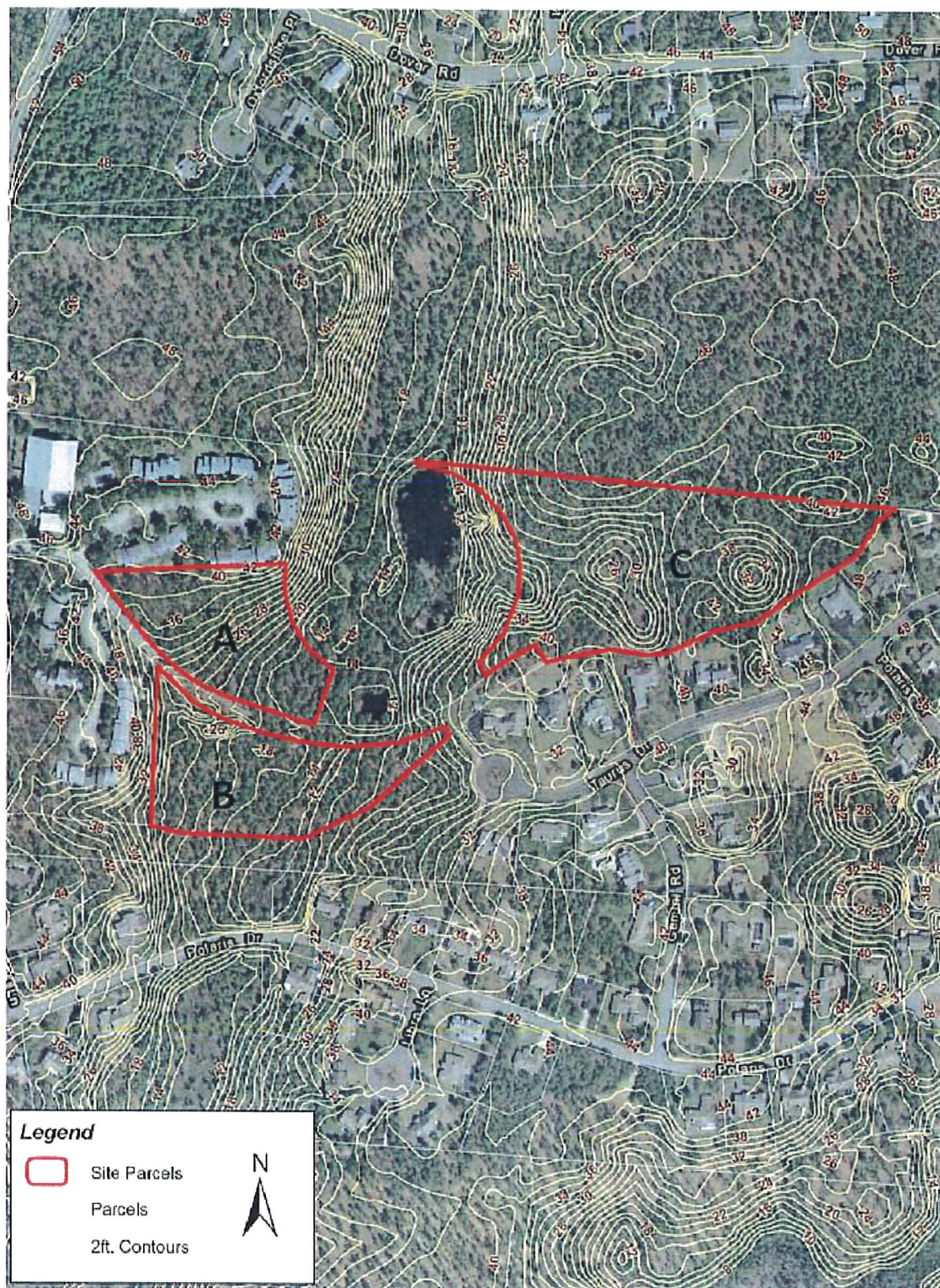


Figure 1.6 Site Constraints Map

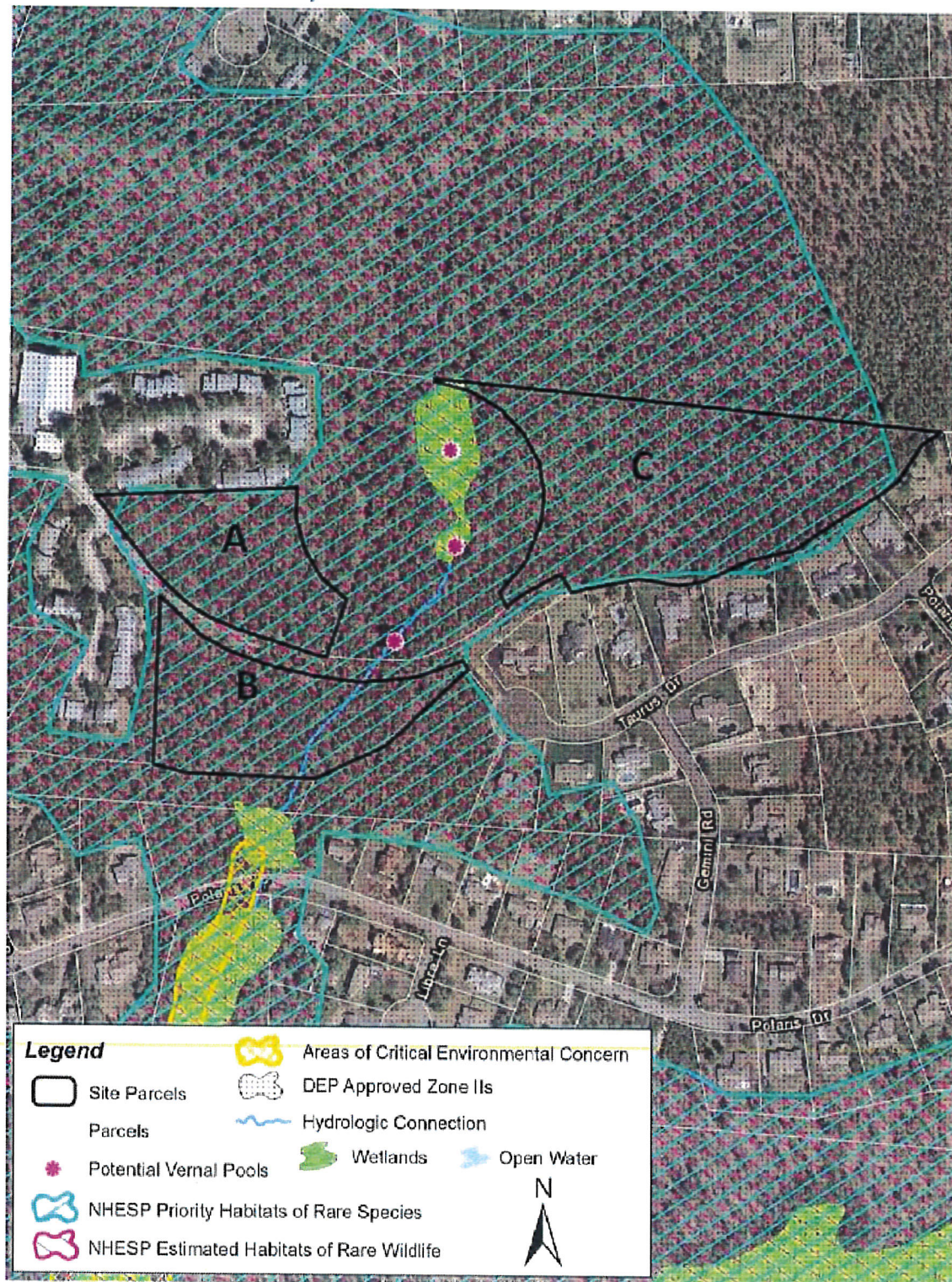


Figure 1.7 Soils Map

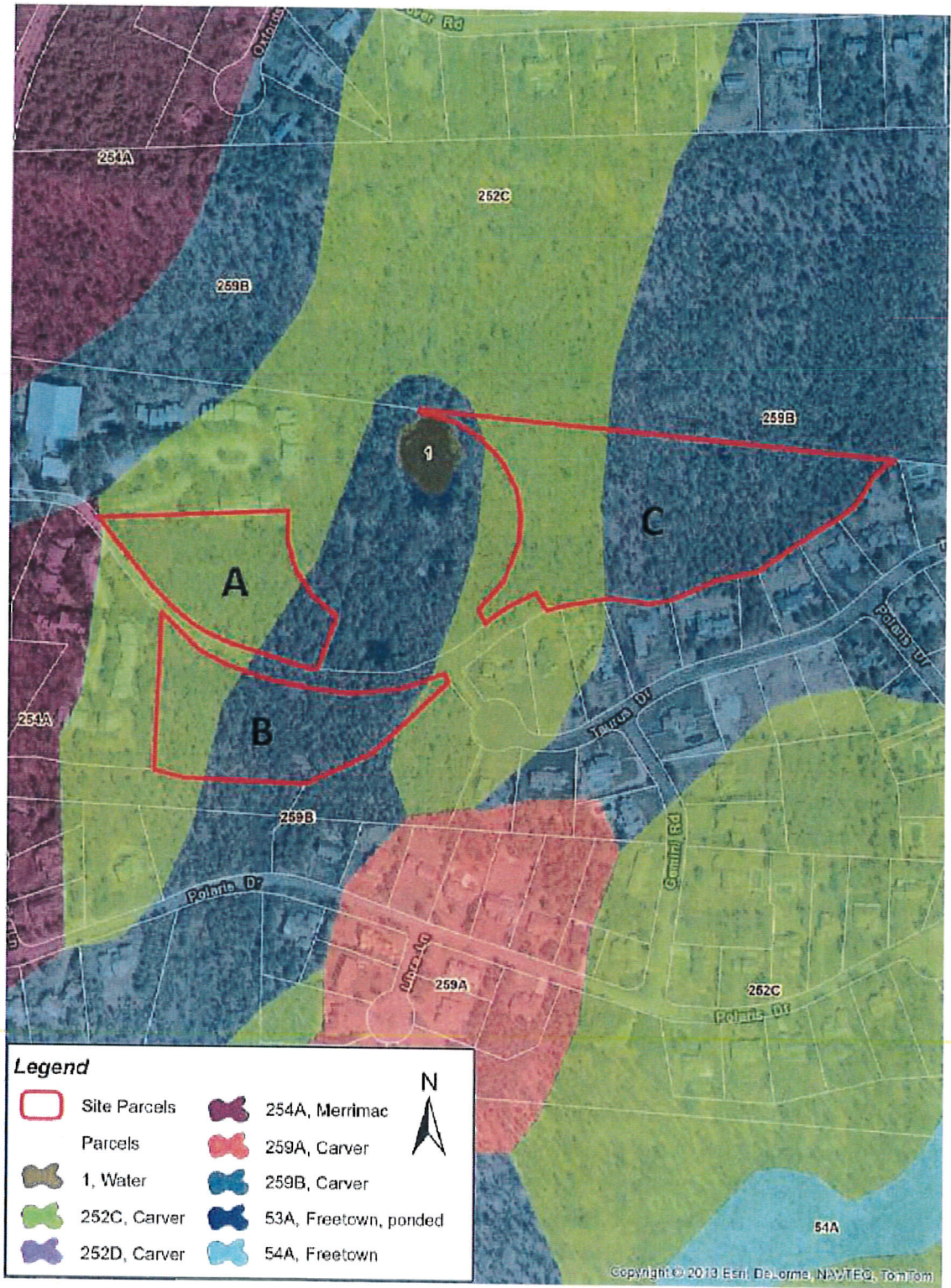


Figure 2.1 Development Area and Buffer Setbacks

