



Physical Feasibility Checklist

The questions contained in this table are designed to help organizations assess the feasibility of a potential site for the development of a supportive housing project.

<p>1. Location</p> <ul style="list-style-type: none"> • Safety and security? • Access to public transportation? • Access to social and health care services? • Access to other services, such as clinics, support groups, or service agencies? • Walking distance from basic needs, such as food and drug stores, etc.? <p>2. Land use and zoning regulations</p> <ul style="list-style-type: none"> • Is the proposed use allowable under existing zoning? • Does the proposed project exceed the allowable density? • Does the proposed project meet existing, open space, set-back, yard, and parking requirements (if any)? If not, what is the potential and likelihood for obtaining variances? <p>3. Community relations</p> <ul style="list-style-type: none"> • Are there other supportive housing projects in the neighborhood? • How are the existing projects perceived by the community? • Do local elected officials and community leaders understand supportive housing? • Do they oppose your project, or will they be actively supportive? • What portion of the proposed residents will come from the community in which the project is located? • Are any of the organizations involved in the project based in the community? 	<p>4. Site control</p> <ul style="list-style-type: none"> • Is acquisition an eligible capital expense for the funding sources that you are using? • Can you afford the purchase price? • Is the purchase price supported by a qualified appraisal? Or at least local comparable real estate values? Will your funders pay it? • Is the seller willing to consider you as a buyer? • Do you have sufficient pre-development funding to secure an option or enter into a purchase agreement? • Are the terms of the option or purchase agreement consistent with the expected timing of your project? <p>5. Architectural design and space issues</p> <ul style="list-style-type: none"> • Is the mix of unit types and unit layouts consistent with the needs of the tenants? • Is there, or can you create, sufficient program space to accommodate the service program? • Are the proposed building materials and construction technologies appropriate to the site and location? • Has the architect reviewed the preliminary design with the service provider and property manager? • Based on a preliminary cost estimate, can it be built within the financing constraints? <p>6. Environmental Considerations</p> <ul style="list-style-type: none"> • Would prior use(s) of site indicate the potential presence of hazardous materials?
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Note: This document is included within the *Development and Finance* section of CSH's *Toolkit for Developing and Operating Supportive Housing*, which is available at www.csh.org/toolkit2.