



Managing the Development Process: Who Will Manage the Project?

The first step when starting the housing development process is to determine whether the process will be managed by in-house staff, by a hired housing development consultant, or possibly by staff of a development partner. When making this decision, it is important to consider the project manager's set of responsibilities. They will typically include:

- Assembling the development team of experts who will design, build, finance and manage the project;
- Identifying and obtaining control of a suitable site for the housing;
- Working with the development team, particularly the architect, to design the physical space;
- In conjunction with legal and accounting staff, working to obtain appropriate financing for the development from private lenders or funders and public agencies;
- Implementing and monitoring the construction process with the construction team;
- Selecting and hiring property management services; and
- Monitoring the property management agent as it implements initial lease-up to tenants.
- Managing the overall development process to ensure that tasks are accomplished, deadlines are met, costs are contained, and the project is delivered on time and within budget.

Many service providers who sponsor supportive housing consider acting as developers without the help of a development consultant or development partner. However, most organizations find that the demands of developing real estate take them away from their mission, not closer to it. If housing development is not already a central part of your mission, or if the organization does not have staff experienced in development or staff with the time to dedicate to careful project management, it is important to contract with an individual or organization for assistance with your development. Depending on how you negotiate your scope of services, this may give you control over the development process without the burden of developing the expertise in-house.

Source: [CSH-CT: Pilots Housing Development Guide](#)