



Helping churches provide affordable housing.

For Churches - Checklist of Basic Considerations

1. Site Analysis

Geographical

- Proximity to transportation - Bus & Rail
- Proximity to shops
- Access to Schools & Hospitals
- Size of site
- Road access
- Slope of block (especially for aged facilities)
- Existing trees & buildings

Socio-economic

- Local need for this housing type/demographic.
Includes saturation of like housing
- Density of existing housing

Cultural

- Aboriginal site?
- Cemetery
- Likely impact on neighbours
- Heritage
- Buildings, Trees & Views (See Appendix 2)

Council & Government Authorities

- Zoning
- Subdivision allowed
- Covenants/Caveats on size/type/height
- Nation Parks
- Land & Environment

Ownership

- Who are the current owners of the land?

2. Target group(s) & analysis of need in the area

- What demographic group are they aiming at?
- Do the ABS stats show a need for this in the local and/or wider area?
- Does LGA fall within a high needs area for housing?

3. Scope of building project

- Type of dwelling(s)
- Number of dwellings
- Footprint / height of dwellings
- Floor area of each dwelling

4. Available capital / capacity for finance

- Cash in hand
- Funds to be raised
- Maximum borrowing limit
- Explore a partnership model with CHP or developer?

5. Church use of the development

- Which part of the development should be retained for church use?
- Reselling of housing - is this necessary/desirable to recoup capital costs?

6. Financial Viability

- Financial modelling with various government incentives
- Rental modelling based on demographic incomes etc.
- Construction & land cost of project

7. Denominational Protocols

- What hoops need to be jumped through for the project to be approved by 'head office'.
- Likely to involve architectural panels, Property trusts, financing guidelines & probably some sort of risk management
- Ownership and income distribution considerations