

Viva!

The
Viva!
Project

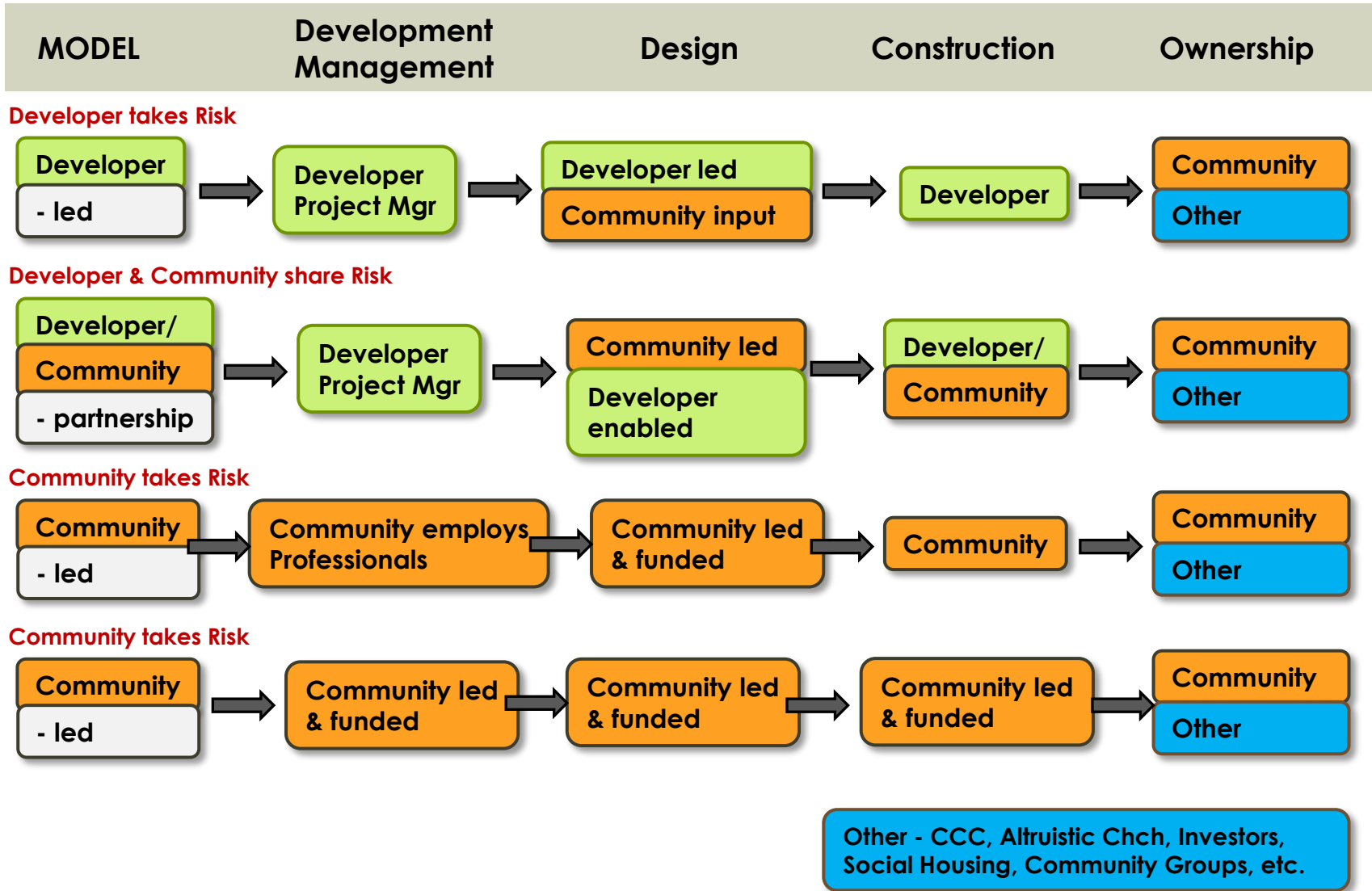
**Possible Development
Models**

The Options

There are a number of ways a sustainable urban village can be developed

1. **Developer-led**
2. **Partnerships** between developers and residential groups (most common in US)
3. **Community-led**, employs a professional team such as a Development/Project Manager, freeing the group to focus on building the social community
4. **Community-led**, with community taking on all financial risk, development project management and implementation. Often this pathway costing more and taking longer.

Breathe SUV Development Model Options



Role of Developer

A professional developer in partnership with the community group provides:

- **Vision** – sees the potential in a property and the project.
- **Expertise** – understands the development process, risks, ability to quickly identify and remove biggest obstacles.
- **Business perspective** – knows what it takes to create a successful development.
- **Project management services** – provides day-to-day co-ordination of all development work, incl. assessing feasibility, coordinating consultants, planning approvals and permits. May be able to defer payments.
- **Financing** – access to development cash and construction financing and may guarantee the construction loan. May also share other financial risks with community group.
- **Credibility** – ability to attract investors and obtain bank financing.
- **Established relationships and contracts** with consultants and other professionals the community group will need.

Risk is shared between Developer and Community

Role of Project Manager

Community employs professionals

- Compiles project feasibility studies (incl. site, physical, financial, investment/return) – help us to develop the best option
- Coordinates client, consultants, government agencies, banks, investors, ...
- Recommends and negotiates contracts with Consultants
- Implements marketing and communication plans
- Arranges design, purchase and construction financing
- Manages risk and issues, keep to time and budget
- Coordinates planning and consent processes
- Keeps records and reports progress

Risk is shared between Community members

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Examples



Sonora Co-housing, Arizona, USA:
Developer/Community Partnership

Berkeley Co-housing, California, USA:
Community-led, employed professional team

What's next ...

- We HAVE options – we want to select the best one for us
- We welcome your questions and feedback!

Thank you