Risk Register For Project:	Building Futures Initiative: Community Hub Revitalization
Project Manager:	Brandon Jeanpierre
Version Date:	2023-09-20

		Before Response Planning					After Response Planning									
Risk	**Risk Statement**	**P%**	**T (d)**	**$K**	**P x T**	**P x $**	**P%**	**T (d)**	**$K**	**P x T**	**P x $**	**Owner**	**Trigger**	**Response Plan**	**Backup Plan**	**Resolution Date**
Loan Denial	If loan approval is delayed or denied, acquisition timelines and funding stability may be impacted.	35%	30	$40	10.5	$14	25%	20	$30	5	$8	Finance Manager	Delayed feedback or rejection from lenders.	Engage multiple lenders (SBA, local banks), provide comprehensive business plan, and request pre-approvals.	Adjust project phases to use grants or donor funding while reapplying for loans.	2025-03-30
Zoning and Compliance	Zoning issues or legal compliance delays could impact property use approval.	40%	20	$50	8	$20	30%	15	$40	4.5	$12	Legal Advisor	Zoning objections or compliance delays.	Hire experienced zoning attorneys and pre-consult with city officials to address potential conflicts.	Explore variances or alternative properties with expedited zoning approvals.	2025-04-15
Community Pushback	Resistance from the local community may delay project progress or lead to reputational risks.	25%	15	$25	3.75	$6	15%	10	$20	1.5	$3	Community Manager	Public concerns raised during approval processes.	Host public forums, engage with local leaders, and showcase the benefits for community economic uplift.	Adjust communication strategy and partner with trusted local organizations to rebuild trust.	45778
Unforeseen Legal Issues	Legal disputes or unforeseen issues with the purchase contract could delay acquisition.	30%	25	$60	7.5	$18	20%	15	$40	3	$8	Legal Advisor	Discovery of restrictive covenants or contract disputes.	Engage a legal team specializing in property law to preemptively review contracts and documentation.	Negotiate contract amendments or identify alternative properties.	45777
Loan Terms Impacting Budget	Stringent loan repayment terms could strain operational budgets.	35%	20	$70	7	$25	25%	15	$50	3.75	$13	Finance Manager	Unfavorable loan interest rates or repayment conditions.	Negotiate for fixed-rate loans, secure a 12-month grace period, and build repayment reserves into the budget.	Explore grant options for early repayment or negotiate refinancing terms after initial payments.	45823
Building Inspection Issues	Post-purchase inspection reveals issues requiring unforeseen costs and repairs.	25%	20	$40	5	$10	15%	10	$30	1.5	$5	Operations Manager	Discovery of minor structural, plumbing, or electrical issues.	Conduct a thorough inspection pre-purchase and allocate contingency funds for minor repairs.	Prioritize critical repairs and adjust renovation timelines to manage costs.	45870
Market Instability	Economic shifts may affect lender confidence or donor contributions, impacting funding stability.	20%	15	$50	3	$10	15%	10	$40	1.5	$6	Finance Manager	Regional or national economic downturn.	Diversify funding streams and emphasize the project's community economic benefits in lender negotiations.	Scale operations temporarily and focus on grant funding to offset risks.	45901
Total Risk Budget:					**44.75**	**$103**				**20.75**	**$54**					

Use

CODING: White cells are for user entry, gray cells are for results.

RISKS (MORE): If you insert rows for more risks, make sure you copy the formulas from an existing row into the PxT and PX$ columns.

RISKS (LESS): You can delete rows if not needed.

BEFORE & AFTER RESPONSE PLANNING: This register shows the risk calculations for both before and after response planning, so management can see how much the risks improved during project planning. As the project progresses, it is common to hide the columns for before planning, or make a copy of this sheet and then delete those columns in the working copy used as execution proceeds.

SECONDARY RISKS: For larger projects you sometimes also include secondary risks, the risks to the response plan solutions.

SECOND LAST ROW: The second last row, above the last row Total Risk Budget, is blank, so the register can be sorted, for example by the After Risk Planning column Px$, without affecting the last row.

Risk Register is a Living Document Initially Build Upon the Initial Project Charter and is anticipated to grow as additional components are detailed.