



Nubanusit Neighborhood and Farm Co-housing, Peterborough

Alternative Development and Ownership Techniques

There are a variety of alternative development and ownership models that communities can use to promote affordable housing, including strategies to lower initial development costs, and protect existing units from market pressures so they can remain affordable.

Local Housing Authorities

Municipalities may establish housing authorities, pursuant to New Hampshire RSA 203, to provide housing for low-income families and senior citizens. New Hampshire's 19 local housing authorities are an important force in the effort to increase the diversity and number of units available in New Hampshire.

Because of their limited power and the lack of funding for public housing production in recent years, some local housing authorities have created non-profit subsidiaries to take advantage of other funding sources, operate with fewer restrictions, and engage in a wider variety of development, including home ownership, mixed-income or mixed-use projects. Keene, Portsmouth, Manchester, and Laconia housing authorities have all chosen this route.

Regional Non-Profits and Community Development Corporations

New Hampshire has a network of non-profit housing providers including Community Development Corporations.



Willow Crossing, Concord

Willow Crossing – Concord

Developed by CATCH Neighborhood Housing, this 20-unit multi-family housing development is located in the northern portion of Concord, adjacent to an elementary school. Willow Crossing holds the distinction of being the first fully ENERGY STAR-certified affordable housing development in New Hampshire. The effort put forth to create units that require less energy to operate will benefit residents long into the future with lower annual operating costs.

The housing units are a combination of two- and three-bedroom apartments. Four units meet Americans with Disabilities Act (ADA) standards for accessibility. The development also includes a public transportation (Concord Area Transit) stop equipped with a shelter.

Contact Information:

CATCH Neighborhood Housing
76 South State Street - Concord, NH 03301
603-225-8835
www.catchhousing.org

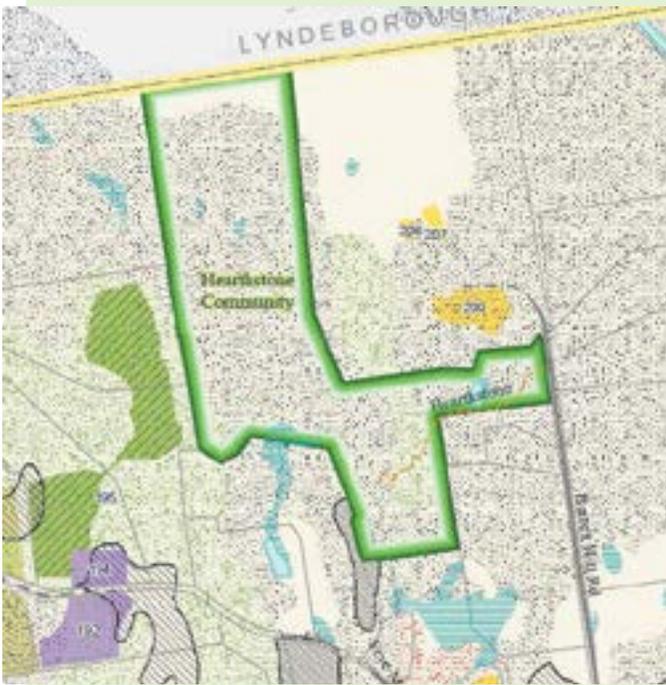
ations (CDCs) and regional non-profits (see Appendix for a complete list). CDCs are non-profit, community-based organizations focused on revitalizing the areas in which they are located, typically low-income, underserved areas. While CDCs are most commonly known for developing affordable housing, they may also be involved in a range of initiatives critical to community health such as economic development, sanitation, streetscaping, and neighborhood planning projects, and may even provide education and social services to neighborhood residents.

New Hampshire's non-profit developers bring valuable assets to the table, including a commitment to permanent affordability; access to dedicated funding sources not available to for-profit developers or communities on their own; and experience in administering a range of housing programs and development activities. These regional nonprofits administer rental assistance programs; develop affordable housing; run housing rehabilitation, weatherization and first-time homebuyer programs; operate homeless shelters; and provide technical assistance.

Housing Trusts

Housing trusts are non-profit corporations often established by cities or towns to undertake affordable housing projects that reflect the goals of the respective communities. The term housing trust is commonly applied to any local non-profit housing entity established to undertake community-initiated projects, including some of those that were established as offshoots of their local housing authorities. Housing trusts should not be confused with affordable housing trust funds, although many are set up to receive funds as well as acquire and develop housing.

Housing trusts reflect a desire on the part of communities to control their own housing agenda, and their awareness that, in order to do so requires development capacity. Trusts and other local non-profits offer ways in which communities can develop solutions to meet their own goals and priorities. Establishing a local development entity does not automatically bestow development expertise on the organization – it is often advisable to partner with an experienced developer.



Hearsthouse Community, Wilton

Monadnock Community Land Trust – Wilton

The Monadnock Community Land Trust (MCLT) was organized in October 1978 by a diverse group of people who dedicated themselves first to protecting farm and forestland from speculative development, and then to creating affordable housing. MCLT is a non-profit organization that identifies its purpose as protecting conserving the resources of the land and protecting the environment of the local communities, and to promote the health and vitality of local communities by undertaking programs to create affordable housing for low and moderate income, elderly, handicapped or otherwise disadvantaged people.

It has worked toward these goals by purchasing about 100 acres and developing Wilton's first cluster development, which includes 12 single-family homes. The homeowners have title to the houses but not to the underlying land, which is owned by MCLT. The undeveloped land around the group of homes is permanently protected as conserved land. The Hearsthouse Community development stands as a lasting achievement by a dedicated group of individuals.

Contact Information:

Monadnock Community Land Trust
61 Hearsthouse Road
Wilton, NH 03086
(603) 654-2158

Housing trusts can also be established as regional entities, which maybe an appropriate strategy in a region where there is insufficient activity to justify creating non-profits in each community. Because they can be structured with a broad range of powers, housing trusts can be effective even in areas where there is adequate capacity among local non-profit developers, by targeting specific unmet needs.

There are a number of ways for communities to ensure that units produced with public support and subsidies remain affordable for future homebuyers. Deed restrictions, mortgage restrictions, or other agreements made at the time of the initial sale can limit the amount of equity, or value, the homebuyer can expect to receive at resale. The formula for determining the allowable equity must be carefully structured so as

to balance the goals of the program with the needs of the original and subsequent homebuyers.

Community Land Trusts

Non-profit organizations created to acquire and hold land, often called community land trusts, may lease land to community residents. This model reduces the cost of ownership by removing all or some of the land costs from the creation of housing units.

Sometimes community land trusts buy undeveloped land and arrange to have new homes built on it, or they may buy land and buildings together. In either case, the community land trust retains ownership of the land and sells (or rents) the housing units. The ground leases are typically longterm (99 years) and renewable. In situations where the homes are owned, homeowners may sell their homes but not the land. Usually the land lease agreement gives the trust the right to buy the home back for an amount determined by a resale formula. Community land trusts can be used in conjunction with other tools and strategies, and the housing created may be of any form or tenure (rental, cooperative, condominium or fee simple ownership).

Community land trusts are often formed as grassroots responses to specific local needs, and as a result, play varying roles, including land preservation and commercial development. Many focus on increasing homeownership. In areas where housing prices are increasing sharply, the community land trust model can make homeownership possible for the local workforce who might not otherwise be able to afford it. In communities suffering from disinvestment, this can result in reinvestment and owner occupancy without displacing long-time residents.

Limited Equity Homeownership

Limited equity homeownership limits the appreciation, or value, a homebuyer can expect to receive at resale or refinancing to an amount agreed upon at the time of purchase. This limitation on equity is an increasingly common technique for ensuring the continued affordability of housing built with public resources, or that utilizes an inclusionary zoning incentive, such as density bonuses. Limited equity techniques are good, but they are not free – some entity must be responsible for monitoring these units over time.

There are a number of ways for communities to ensure that housing developed with public support and subsidies remain affordable for future homebuyers. Deed restrictions, mortgage restrictions, or other agreements made at the time of the initial sale all limit the amount of equity, or value, the homebuyer can expect to receive at resale. The formula for determining the allowable equity must carefully balance the goals of the program with the needs of the original and subsequent homebuyers.

In the case of the Hearthstone development in Wilton, the homes have transferred ownership using a limited equity model. The value of the home is calculated to include the cost of the structure when purchased or constructed, an increase for inflation, and documented improvements made to the property. This has controlled the price of homes in the development, and the Town of Wilton assesses these properties at a lower rate than similar structures elsewhere in the community.

Another way to limit the equity of a unit is through design. In developments that have a mix of unit types and prices, units can be designed with fewer amenities

than other market rate units in the development. Smaller unit sizes with fewer “extras” will naturally restrict the selling price to a lower level while still providing quality living spaces. This can be accomplished by incorporating smaller room sizes, fewer windows, positioning of the unit on the site, and/or by restricting future expansion.

Co-housing

Co-housing is a type of “intentional community” in which residents actively participate in the design and operation of their neighborhoods. A co-housing development typically features buildings located close together and connected by pedestrian ways, while automobiles are kept somewhat separate from the community. These attributes encourage both individual space and social interaction. Private homes include all the features of conventional single-family homes, but residents also have access to extensive common facilities such as open space, courtyards, playgrounds, and community buildings, such as a common house.

The common house is the social center of a co-housing community. Most common houses include a large dining room and kitchen, lounge, recreational facilities, children’s spaces, and frequently, a guest room, workshop, and laundry room. The common house is a great place for dining, celebrations and entertainment. Communities may also serve optional group meals in the common house several times a week. Regardless of the size of the community, there are many opportunities for casual meetings between neighbors, as well as for deliberate gatherings such as traditions, clubs, and business meetings. 🏠



Nubanusit Neighborhood and Farm, Peterborough

Nubanusit Neighborhood and Farm — Peterborough

Co-housing began in Denmark in the late 1960s and spread to North America in the late 1980s. There are now more than 100 co-housing communities completed or in development across the United States and Canada. Nubanusit Neighborhood and Farm features 29 highly energy efficient homes on 113 acres, most of which is set aside as active agricultural land that supports a community-supported agriculture enterprise.

The common house and green form the heart of the community for twice-weekly optional meals, meetings, planned events, and spontaneous happenings. The Governor’s House, a historic farmstead with professional office and studio space, is used by several residents for photography, pottery, engineering consulting, health services and weaving.

Contact Information:

Nubanusit Neighborhood & Farm
7 Callies Common
Peterborough, NH 03458
207.200.6824
www.peterboroughcohousing.org