

Talking the Talk A Glossary of Terms

Affordable Housing: Affordable housing is a term used to describe dwelling units whose total housing costs are deemed "affordable" to a group of people within a specified income range. In the United States and Canada, a commonly accepted guideline for housing affordability is a housing cost that does not exceed 30% of a household's gross income.ⁱ

Agricultural Preservation Restriction (APR): The Agricultural Preservation Restriction Program is a voluntary program which is intended to offer a non-development alternative to farmers and other owners of "prime" and "state important" agricultural land who are faced with a decision regarding future use and disposition of their farms. The program offers to pay farmland owners the difference between the "fair market value" and the "agricultural value" of their farmland in exchange for a permanent deed restriction that precludes any use of the property that will have a negative impact on its agricultural viability.ⁱⁱ

Cohousing: Cohousing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Cohousing residents are consciously committed to living as a community. The physical design encourages both social contact and individual space. Private homes contain all the features of conventional homes, but residents also have access to extensive common facilities such as open space, courtyards, a playground and a common house.ⁱⁱⁱ

Community Land Trust: A community land trust is a private non-profit corporation created to acquire and hold land for the benefit of a community and provide secure affordable access to land and housing for community residents. In particular, CLTs attempt to meet the needs of residents least served by the prevailing market.^{iv}

(Conservation) Land Trust: A land trust is a nonprofit organization that, as all or part of its mission, actively works to conserve land by undertaking or assisting in land or conservation easement acquisition, or by its stewardship of such land or easements.^v

Consumer Food Cooperative: Food cooperatives are worker- or customer-owned businesses that provide grocery items of the highest quality and best value to their members. Co-ops can take the shape of retail stores or buying clubs. All food co-ops are committed to consumer education, product quality, and member control, and usually support their communities by selling produce grown locally by family farms.^{vi}

Ecovillage: Ecovillages are urban or rural communities of people who strive to integrate a supportive social environment with a low-impact way of life. To achieve this, they integrate various aspects of ecological design, permaculture, ecological building, green production, alternative energy, community-building practices, and much more.^{vii}

Housing Cooperative: A housing cooperative is a legal entity—usually a corporation—that owns real estate consisting of one or more residential buildings. Each shareholder in the legal entity is granted the right to occupy one housing unit, sometimes subject to an occupancy agreement, which is similar to a lease. The occupancy agreement specifies the co-op's rules. "Cooperative" is also used to describe a non-share, capital co-op model in which fee-paying members obtain the right to occupy a bedroom and share the communal resources of a house that is owned by a cooperative organization.^{viii}

Intentional Community is an inclusive term for ecovillages, cohousing, residential land trusts, communes, student co-ops, urban housing cooperatives, alternative communities, and other projects where people strive together with a common vision.^{ix}

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- ⁱ http://en.wikipedia.org/wiki/Affordable_housing
 - ⁱⁱ <http://www.mass.gov/agr/landuse/APR/>
 - ⁱⁱⁱ http://www.cohousing.org/what_is_cohousing
 - ^{iv} <http://www.iceclt.org/clt/>
 - ^v <http://www.landtrustalliance.org/consERVE/about-land-trusts>
 - ^{vi} <http://www.localharvest.org/food-coops/>
 - ^{vii} <http://gen.ecovillage.org/about/index.html>
 - ^{viii} http://en.wikipedia.org/wiki/Cooperative_housing
 - ^{ix} <http://www.ic.org/>
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National Resource Organizations

The Cohousing Association of the United States (Coho/US) mission is to promote the awareness and development of cohousing and to provide sustenance to existing cohousing communities in the United States. <http://www.cohousing.org>

The Fellowship for Intentional Community nurtures connections and cooperation among communitarians and their friends. <http://fic.ic.org/>

The Global Ecovillage Network is a global confederation of people and communities that meet and share their ideas, exchange technologies, develop cultural and educational exchanges, directories and newsletters, and are dedicated to restoring the land and living "sustainable plus" lives by putting more back into the environment than we take out. <http://gen.ecovillage.org>

The Land Trust Alliance unites and champions organizations in local communities working to save natural areas. <http://www.landtrustalliance.org>

The National Association of Housing Cooperatives is a 501(c)(3) nonprofit national federation of housing cooperatives, mutual housing associations, other resident-owned or controlled housing, professionals, organizations, and individuals interested in promoting the interests of cooperative housing communities. Incorporated in 1960, NAHC is the only national cooperative housing organization. <http://www.coophousing.org>

The National Community Land Trust Network is the umbrella organization supporting the work of community land trusts across the United States -- promoting sustainable development through the development of permanently affordable housing and the protection of working lands. <http://www.cltnetwork.org/>