

## *Tour Site Comparison - The Basics*

<b>Community Name</b>	<b># of homes or units<sup>1</sup></b>	<b># of acres</b>	<b>Ownership Model</b>	<b>Restrictions</b>
<b>Bascom Hollow Farm</b>	3	170	Individual home ownership with two lots. Adjacent Farmland owned by two families together as an LLC with 4 members. Farm development rights owned by MA Dept of Agriculture's Agricultural Preservation Restriction Program.	Houses can not be built on farmland. Farmland must be actively farmed. No horse riding facilities are allowed.
<b>Katywil Ecovillage</b>	18	112	Individual fee-simple home ownership. Adjacent open land owned by all 18 homeowners. Katywil Property Owners' Association governs shared resources.	Owners must sign bylaws and covenants at time of purchase. No building on open-space land.
<b>Marsten's Alley Zero Energy Home</b>	1	<1	Individual home ownership.	None.
<b>Pioneer Coop of Franklin County (PCFC)</b>	3	<1	Homes and Land owned by the Cooperative. All residents are coop member-owners of the Pioneer Cooperative of Franklin County, Inc.	Member-residents own shares in the Co-op corporation and do not have equity in homes. The Co-op approves new applicants, provides basic member training, expects members to help in ordinary maintenance and handles resale of shares.
<b>Salmon Falls Land Association</b>	4	3.5	Cohousing. Individual home ownership with some shared buildings/roads/land. Homeowner association governs shared resources and holds and easement on all property up to 10 feet from each home.	
<b>Valley Community Land Trust (VCLT) Colrain Site</b>	5	70	Individual home ownership on land owned by Community Land Trust. CLT leases land to homeowner for 99 years.	Home price restricted at time of sale. Land management plan between trust and homeowner required.
<b>Wisdom Way Solar Village</b>	20	4.7	Condominium ownership structure of duplexes. Condominium association governs shared resources.	Deed restrictions on the homes designated for low and moderate income buyers restrict when and how owners can re-sell the homes.

**Notes**

1 - This column lists the number of housing units at the tour site. Organizations like PCFC & VCLT have more homes on other sites that will not be visited during the tour. For sites like Katywil & Bascom Hollow Farm, this number includes planned homes (not yet constructed) as well as homes that are already built.

*Together on the Land: Options for Sustainable, Affordable & Ecological Living*

<b>Community Name</b>	<b>Community Connection Features</b>	<b>Green Features</b>	<b>Affordability Features</b>
<b>Bascom Hollow Farm</b>	Small cluster of homes allows for community connection and easy access to farmland for working farmers. Within existing home laundry and 1/2 bath are shared.	Clustering of homes allows open land to be used for agriculture. Renovated house includes R-30 insulation and double pane windows as well as a small efficient boiler for instant hot water and heat.	Ag restriction lowered farmland purchase price. The MA Chapter 61 Program reduced property taxes on farm. ( <a href="http://www.mountgrace.org">www.mountgrace.org</a> for Chapter 61 info) Two families shared cost of land, making it more affordable. Owner sweat equity in housing renovation.
<b>Katywil Ecovillage</b>	Two clusters of homes allows for communication between neighbors. Plans in the works for shared micro-hydro electricity generation, a small community house, community gardens and a permaculture-based landscape.	Energy-efficient home designs using a variety of passive & active solar, solar-thermal, heat-pump designs are clustered on site to preserve open space.	Small homes use less materials and cost less to build. A mini-house option for individuals who are living by themselves is available. Super energy-efficient design reduces operating costs. Gardens and planned energy production will reduce long-range costs.
<b>Marsten's Alley Zero Energy Home</b>	Lot was created from the backyard of another home in an existing developed neighborhood - preserving open space and connecting to neighborhood resources	Super energy-efficient home that generates significantly more energy as it uses. Infill development has smaller footprint on the landscape.	Small home, homeowner sweat equity and good design result in "affordable" home without construction subsidies.
<b>Pioneer Coop of Franklin County (PCFC)</b>	Shared ownership structure allows for participatory governance. Coop members in duplexes and triplexes have shared use and responsibility for their yards. Scattered sites are integrated into existing neighborhoods.	Renovating existing homes uses less embodied energy than new construction and infill development has a smaller footprint on the landscape.	Less investment needed to become a co-owner of your own home than traditional home ownership models. Rent in the Coop is less than the market rate.
<b>Salmon Falls Land Association</b>	Cluster of homes allows for communication between neighbors on a common open space. Common building has two shared guest rooms and common room.	Energy-efficient home designs utilizing renewable energy are clustered to preserve open space. A community energy shed houses shared electric and has space for other shared resources.	Shared guest rooms and common rooms can allow smaller homes to be built. Shared energy resources reduce costs. (4kw PV array on shared electric service means there is one monthly base fee, rather than 5.)
<b>Valley Community Land Trust (VCLT) Colrain</b>	Homeowners are automatically members of the land trust and can participate in the operation of the organization.	Land management plans encourage responsible stewardship of land.	Resale restrictions in land lease keep house sales focused on replacement cost not market speculation. Land not included in home price. Homeowners often build homes using their own sweat equity.
<b>Wisdom Way Solar Village</b>	Cluster of homes allows for communication between neighbors. Duplexes also share walls, roof, etc. Land left open for community garden and/or other community use. Education Center on contiguous property will have space available for community events.	Super energy-efficient homes. Solar power used to generate most energy needed. Clustered homes preserve open space. No and low VOC paints; local hardwood floors with water based poly; air distribution fans; exhaust only ventilation.	Built by non-profit affordable housing developer that found grants and other subsidies to make the homes affordable. Income restrictions on who can buy sixteen of the homes.

*Together on the Land: Options for Sustainable, Affordable & Ecological Living*

Community Name	history / founding	mission / vision of founding organization
<b>Bascom Hollow Farm</b>	Founded in 2007, Bascom Hollow Farm is a 170 acre farm run by Brian Donahue and Faith Rand, Joan Meyer and Tom Chalmers. The conservation restriction was facilitated by Mount Grace Land Conservation Trust and is owned by the MA Dept of Agriculture.	Mount Grace Land Conservation Trust protects significant natural, agricultural, and scenic areas and encourages land stewardship in North Central and Western Massachusetts for the benefit of the environment, the economy and future generations.
<b>Katywil Ecovillage</b>	Katywil was founded by Bill Cole and named after his grandparents, Kate and Will Cole. Bill purchased the property in 2005 And the first homes are being built in 2009.	Katywil is envisioned as a community of people who treasure the beauty of this land and its subtle pleasures, who wish to simplify their lives, and who relish the company of others.
<b>Marsten's Alley Zero Energy Home</b>	Doug had long wanted to build a small, environmentally-friendly house. Bick had built two previous, larger passive solar homes. Bick and Tina were giving public tours of Bick's second home, and providing courses to Greenfield Community College students.	We wanted to show the building industry and groups of students, architects and environmentalists what is possible -- a net energy-producing, affordable, small home.
<b>Pioneer Coop of Franklin County (PCFC)</b>	The Co-op was created by a Community Land Trust which assembled the 11 scattered lots, mostly houses in foreclosure, developed legal arrangements, arranged for grants and loans and in theory kept ownership of land. The CLT became inactive and the Co-op now functions with a minority of "outside" experienced co-op housing Board members.	Permanently affordable housing owned and controlled by residents on a nonprofit, cooperative basis.
<b>Salmon Falls Land Association</b>	Salmon Falls Land Association began when several families began looking for land together and found the last buildable lot in Shelburne Falls, which required a creative site design to meet wetlands, frontage, and parking requirements. The families were interested in building a community focused on spirit and sustainability.	Salmon Falls Land Association is a co-housing community in Shelburne Falls, MA, building state-of-the-art passive solar homes focused on finding creative ways to integrate sustainable energy and sustainable agriculture into their lives.
<b>Valley Community Land Trust (VCLT) Colrain</b>	VCLT was incorporated in 1977 by a group of Franklin County residents interested in preserving the commons and creating access to housing.	The Valley Community Land Trust (VCLT) is a 501(c)3 non-profit organization that holds title to land, considering it neither as private nor public property, but as a sacred resource to be held in trust for present and future generations.
<b>Wisdom Way Solar Village</b>	Wisdom Way Solar Village was planned and built by Rural Development Inc (RDI) to provide affordable green homes in Franklin County. The first of the Wisdom Way Solar Village homes is the one hundredth affordable home built in the Rural Development, Inc. Home Ownership Program. Since 2000, RDI has steadily been working to make its homes more energy efficient.	Rural Development, Inc. (RDI) Home Ownership Program is a non-profit builder of affordable single family homes for first time home buyers with low and moderate income in Franklin County and the North Quabbin region. The program teaches first time homebuyers about home ownership, purchases land for single-family home sites, develops the site and builds the home.

## *Tour Site Comparison - Looking to the Future*

<b>Community Name</b>	<b>What's next?</b>
<b>Bascom Hollow Farm</b> <ul style="list-style-type: none"> <li>▪ <a href="http://www.bascomhollowfarm.com/">http://www.bascomhollowfarm.com/</a></li> </ul>	<p>Currently transitioning from years of hay production, the farm will eventually market grass fed beef, lamb, pork and poultry, as well as eggs, honey, maple syrup and forest products. Mount Grace continues to help protect land from development. Development pressures are unprecedented. It is imperative to protect land while there is still a chance to do so. The next 5 to 10 years may determine the long-term character of our region. We have a great responsibility to guard against ecological and scenic decline.</p>
<b>Katywil Ecovillage</b> <ul style="list-style-type: none"> <li>▪ <a href="http://katywil.com/">http://katywil.com/</a></li> </ul>	<p>Katywil is seeking new members to buy-in to the Ecovillage and building homes. Katywil's goals are energy conservation, energy production, food production, and social ecology using Sociocracy.</p>
<b>Marsten's Alley Zero Energy Home</b>	<p>Permaculture gardens with chickens, a root cellar and shed for bikes, and a recumbent, covered tricycle with electricity-powered booster that can use the extra electricity we're generating and replace a gas-fueled car.</p>
<b>Pioneer Coop of Franklin County (PCFC)</b>	<p>In theory the Co-op can (and should) acquire more properties, providing a less expensive form of housing through cooperative homeownership. Continuing technical support is provided by the Cooperative Development Institute and the Connecticut Valley Cooperative Housing Association. CDI and CVCHA are 501(c)3 nonprofits.</p>
<b>Salmon Falls Land Association</b>	<p>A third house lot is available for purchase and development. Salmon Falls Land Association is looking for a buyer. The fourth house lot is owned by a couple in New Jersey who plan to build soon.</p>
<b>Valley Community Land Trust (VCLT)</b> <ul style="list-style-type: none"> <li>▪ <a href="http://www.vclt.org">http://www.vclt.org</a></li> </ul>	<p>VCLT is looking for new land and new members! They hope to find a parcel in Franklin County that will accommodate 3 or more green homes in a small cluster. If you are interested in supporting this goal or being a part of it - please be in touch.</p>
<b>Wisdom Way Solar Village</b> <ul style="list-style-type: none"> <li>▪ <a href="http://www.vclt.org">http://www.vclt.org</a></li> </ul>	<p>Construction at the Solar Village should complete in 2010. RDI's next project will be a Zero Net Energy Education Center to be built on the Wisdom Way property. RDI will continue to build increasingly energy efficient homes for people with low and moderate incomes.</p>

## Comparison of Example Homes from Tour Sites

Community Name	Year Home Built <sup>2</sup>	Cost to Build/Buy House <sup>3</sup>	Square Feet	Construction / Purchase cost per sq /ft	Year land acquired <sup>4</sup>	cost of land per house site	average monthly operating costs – <u>not</u> including mortgage <sup>5</sup>
<b>Bascom Hollow Farm</b>	1880's + renovations in 2009	\$277k + \$90k in renovations for Apt. Main part of house not yet remodeled.	3,000 (2,000 for main house & 1,000 for apt)	\$181 sq ft for apartment (1/3 total purchase + renovation cost)	2007	House lot included in home price. Additional \$110k for ½ share of farmland	\$162 (avg. electric + nat gas. Woodstove supplements heat)
<b>Katywil Ecovillage</b>	2009	\$265,000	1,350	\$196.30	2005	\$117,000.00	\$80.00
<b>Marsten's Alley Zero Energy Home</b>	2009	\$175,000	1,075	\$162.79	2006	\$40,000.00	\$0 (water \$10/month. March electric bill had a credit of \$104)
<b>Pioneer Coop of Franklin County (PCFC)</b>	Pre-1900 + renovations in the 90's	\$103,500	Varies	Not available	1990s	Not available	\$261 (includes water, electric, admin & coop maintenance funds)
<b>Salmon Falls Land Association</b>	2006 to ?	Design and build by new members to their specifications	Determined by new members	Determined by new members	2005	\$75,000 includes share of common resources plus house lot with all utility hookups	\$100.00
<b>Valley Community Land Trust (VCLT) Colrain</b>	1994	\$135,000	2,400	\$56.25	1979	\$10,000.00	\$296 (avg electric \$50 + avg propane \$166 + lease fees \$80)
<b>Wisdom Way Solar Village</b>	2008-2010	\$218,364 avg	1,370 avg	\$159.38	2007	Not readily available	\$218 (\$60 for heat, hot water, and electric; \$158 for condo fee)

**Notes:**

- 2 - If multiple homes exist on the site these #s are either an average or for a specific example home.
- 3- Cost to Build House may not include the cost of the land. It does include improvements to the land like septic.
- 4 - This is the year the land was purchased for the individual house site - not the year the site was initially acquired (if different).
- 5 - This is for basic costs that are required under this model of ownership and housing type. Utilities (electricity + heat) + lease fees (if applicable) + homeowners association fees (if applicable). This number does not include mortgage payments for house or land.