



Heron Pond, our 4+ acre treasure.

Legacy Farm Cohousing

A community for the future

PRELIMINARY BUSINESS PLAN

This Business Plan is under development and subject to change.

6/16/11

*Ulster County Cohousing, LLC dba Legacy Farm Cohousing
PO Box 88
Rosendale, NY 12472*

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Sponsor: Ulster County Cohousing, LLC dba Legacy Farm Cohousing

Sponsor's Address: P.O. Box 88 Rosendale, NY 12472 845/943-9005

Location of Project: Hahn Farm Road, Kingston, NY 12401

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Table of Contents

Executive Summary

Accomplishments

The Project	1
The Property	1
The Buildout Area	2
The Site Plan	3
Engineering Plans	3
Unit Designs	4
Professional Team	5
Municipal Review Process	6
Constraints and Process for Real Estate Development	7
The Protocol of the Office of the NYS Attorney General	7
Unit Sales	8
The Orientation Process and Prospective Residents	8
Added Value	9
Marketing Plan.....	9
Publicity.....	9
The Target Market.....	17
Cohousing	18
The Cohousing Development Model.....	19
Cohousing Communities Share Five Main Characteristics	19
Individual Homes and the Common House	21
Better Land Use and Less Resource Consumption	21
Cohousing Cost of Living.....	21
The Cohousing Advantage	22

<i>The Cohousing Trend</i>	23
Cohousing Is What the Country Needs Now!.....	23
Cohousing Is Attractive Investment for Bank	24
Despite Slumping Real Estate Market, Madison’s Newest Cohousing Project Nearly Full	25
Beyond Homes, Entire Neighborhoods Going Green	26
<i>Legacy Farm Cohousing</i>	27
Our Mission Statement.....	27
Our Vision Statement	27
Legacy Farm Cohousing Member Profiles.....	28
<i>Green Building</i>	31
Legacy Farm Cohousing’s Response to Climate Change.....	31
Net Zero Energy Consumption for Heating and Cooling	31
The Project’s Green Architectural Design.....	32
<i>Location</i>	33
Rosendale and Its Environs	33
Ulster County and Kingston	33
<i>Market Analysis</i>	35
Ulster County - A Vacation Destination.....	35
Ulster County - A Balanced Economy	35
Kingston, Ulster County - #6 in USA for artists.....	36
Bohemian Today, High-Rent Tomorrow	36
Ulster Retail Development.....	37
Ulster County - Large Employers	37
A Strategic Location.....	38
<i>Resources</i>	39

Executive Summary

Site Address	157 Binnewater Road, Kingston, NY 12401
Mission	Construct a 37-unit residential community, with a diverse population in demographics, age, and income on a 56-acre farm. A large common house will serve as the central meeting place for dining and socializing.
Site Proximity	7.9 miles from Kingston, NY 9.8 miles from New Paltz, NY Under two hours from NYC and Albany, NY
Land Details	56 acre farm with five acres dedicated to housing. 4 acre Pond.
Zoning	Density: 1.5 acres per unit, permitting 37 units on 56 acres.
Expected Build-out	Full buildout with utilities, roads, homes, and parking equal to 16% of total acreage, or approx 9 acres. Remaining 84% left as open space/agriculture.
LLC Founded	2004, with 9 households.
Planning Board Conditional Approval for 37 units in 37 buildings	April 2008
Negative Declaration of Environmental Significance in accordance with the NYS Environmental Quality Review Act	April 2008
Expected Construction Start	Model unit Fall 2011 Site Prep - Summer 2012; House construction, first phase - Fall 2012
Expected Construction End	Summer/Fall 2014 (Projected completion 18-24 months after construction begins)
Green Design & Construction	Energy-efficient construction exceeding US EPA Energy Star standards by over 20%. Efficiency goal NAHB (National Assoc of Home Builders) Gold
Accomplishments	2005 Purchased farm for \$925,000 and subdivided land 2006 Sold off two parcels w/ homes 2007 NYSERDA PON 1126 Grant Award of \$180,000 2008 Town/County Planning Board approval 2009 NYS Attorney General Limited Filing 101 approval 2009-2010 Two new households join LLC 2011 Building Permit renewed
Marketing and Membership for Prospective Residents	<ol style="list-style-type: none"> 1. Monthly Open Meetings for Prospective Residents (PRs) 2. Buddy system for contact and follow-up with PRs 3. Sociocracy training (governance/decision-making system) 4. PR Pre-Qualification for mortgage with bank 5. PRs meet with General Managers to review all approved Limited Filing materials 6. Outreach at Events, through Social Media & Newspaper/Magazine Articles

This summary is under development and subject to change.

Accomplishments

Accomplishments between inception August 2002 and May 2011

Community Planning Phase

- Gathered members prior to forming LLC: nine Equity households
- Researched and visited cohousing communities in: NY, MA, CO, CA, VA, NM, NC, WA, and OR

Project Planning and Development

- Received subdivision approval from Town of Rosendale Planning Board
- Developed site plan in accordance with county/town highway departments and fire department
- Researched green building technologies and state and federal incentives for energy efficient building
- Received grant from NYSERDA (New York State Energy Research & Development Authority) in response to Project Opportunity Notice 1126: Next Generation Emerging Technologies for Residential Buildings.
- Completed 90% of design of residential units, which will be highly resource and energy efficient, and performance-built. This will reduce the use of fossil fuel for heating, cooling and hot water to **zero** by using heat pumps powered by photovoltaic panels. Materials used will be non-toxic, sustainable, and highly durable.
- Completed 90% of Common House design
- Dug two wells resulting in a yield of 110 gpm, 90 gpm over what is required by the Health Dept. for a community well. Water quality has been approved.
- Received Conditional Site Plan Approval and Negative Declaration of Environmental Significance in accordance with the NYS Environmental Quality Review Act
- Attended National Cohousing Association Project Management conference in California and 2007, 2008 & 2010 Annual Cohousing Conferences
- Leased 5+ acres to a local farmer for grass-fed beef production

Legal & Financial

- Formed a Limited Liability Company and created LLC Operating Agreement
- Consulting with US Small Business Development Center to create business plan & organize financing
- Secured mortgage for a Land Acquisition Loan from Ulster Savings Bank
- Purchased 65 acre farm and subdivided into four parcels
- Sold two parcels with existing houses; retaining two parcels totalling 56 magnificent acres with rolling hills, a 3+ acre pond, forests, and open farm land
- Consulted with RUPCO (Rural Ulster Preservation Company) regarding housing opportunities for low and moderate income residents
- Created Business Plan, Working Budget and Projected Time Line
- Generated capital of \$1,360,230
- Received NYS Attorney General Limited Filing 101 approval in August 2009

Membership & Community

- General Circle Meetings held twice monthly
- Trained in and adopted Sociocracy as governing, decision-making system
- Ongoing “community life” events including camping on our land, retreats, tours of other cohousing communities and cultural events

Marketing

- Received approval for “Testing the Market” phase from the NYS Attorney General’s office
- Created Orientation Process for Prospective Residents to fully acquaint them with the Cohousing lifestyle and our Equity Members
- 40-50 active Prospective Residents proceeding through our Orientation Process
- Launched Legacy Farm Cohousing website: www.legacyfarmcohousing.com

The Project

Ulster County Cohousing LLC dba Legacy Farm Cohousing plans to develop a residential community in the hamlet of Binnewater in Rosendale, NY, a small town along the Rondout Creek, which is between New Paltz and Kingston in Ulster County.

THE PROPERTY

The topographic map below shows the land features of our farm. Walking through the 56 acres, one immediately sees the diversity of environments available on the site.

It unfolds as from one room to another: the high point with views of the Catskill Mountains, the sweep down the ten-acre farm field to a bowl holding a pristine three-and-one-half acre pond, the old growth cedar and oak groves, the wetland crossing, the buildout plateau, the woods, and two back fields. The full perimeter of the pond is within our boundary. Our engineering team and landscape architect respect the unique beauty of this remarkable property and every effort to preserve its features has been made.

Our lovely location will concentrate development in a five+ acre area, allowing the majority of the land to remain undeveloped. Options being considered for the open ten acres of farmland include a CSA organic farm (Community Supported Agriculture) or green energy production.



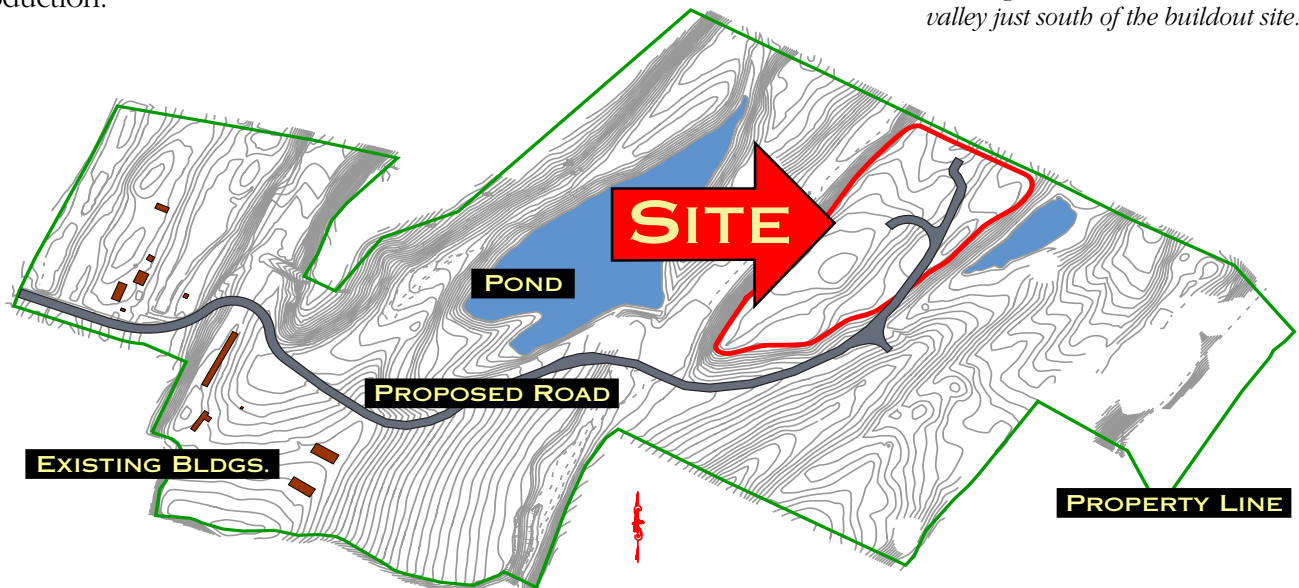
Approaching the upper field.



Looking north across the pond.



Crossing the wetland to enter the valley just south of the buildout site.



The Buildout Area

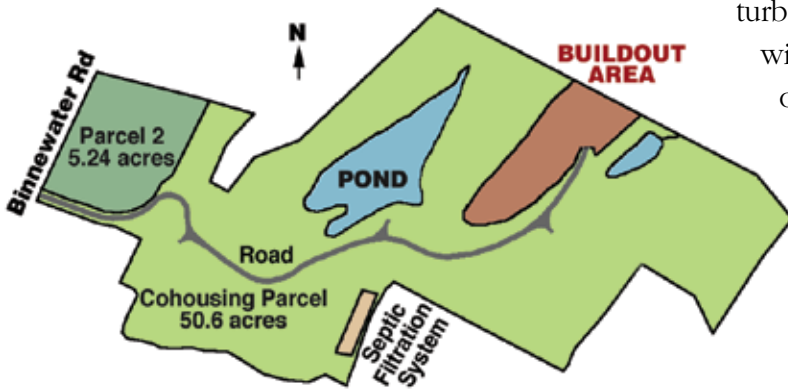
Our professionals have identified a magnificent site for our buildout area, a plateau with views of ponds and fields on all sides, a high canopy of old oaks for shade in summer, and, once the leaves have fallen, access to solar gain in the winter. The other dominant tree species on the plateau is white pines, which are considered a renewable resource. This means that fast-growing new trees can be planted to replace them. Many white pines will be cleared for construction, and milled for lumber, rather than becoming waste. The site is fairly flat, so development is less expensive, and accessibility can be achieved for every unit. This choice of site will allow most of the natural features and habitats of this parklike property to remain undis-



The plateau with the white pine stand where the units will be built.

turbed. The building site area will not be visible from any other neighboring property.

In an effort to achieve economic diversity, the 37 units will range broadly in size and price.



This is Saw Mill Valley, where historically a saw mill operated milling the tall white pine trees (at right) for lumber. Our road will approach from the distance (south) and wind along the base of the plateau and up to the buildout area (at right).

Saw Mill Valley provides a sweeping view for those units situated on the more easterly side of the plateau.

Auxiliary parking will be placed in an adjoining small valley, and – with full solar exposure – carport buildings oriented to receive photovoltaic panels on their roofs to collect solar power.



The Site Plan

The built community will consist of self-sufficient units – some grouped in duplexes and some as single-family units – plus a large Common House. The buildings will be grouped in small clusters of three or four buildings; a few will have basements. There will be walking paths linking the clusters together, all converging on the Common House, and connecting to the centralized parking areas, with two spaces per unit (some of those off the plateau). One of the two spaces will be covered by a carport. The walking paths will be pedestrian in appearance, but constructed with a wide road base sufficient for the passage of emergency vehicles.



Part of our preliminary site plan, the schematic diagram for the overall buildout design. The road is positioned away from the houses to encourage pedestrian interaction among the residents and to create a safer and quieter environment.

Engineering Plans

Minimum disturbance of the land and the rural environment is the goal. The road into the property will be scaled to retain that rural feeling. Low impact development principles of stormwater management – which are less expensive and have less environmental impact – will be employed. Outdoor lighting will be non-polluting. The sewage treatment plant and water supply will be centralized, and the sewage effluent will be treated through a sand filtration system.

Wetland delineation has identified all federal wetlands. The engineers – in consultation with the architect and an excavator – have selected the optimal road placement, which has been approved by the highway and fire departments. Some blasting or scraping of shale will be necessary for the road, which will result in a plentiful supply of the roadbed material on site.

Unit Designs

The units will be two-story Cape Cod style or one-story cottage style. For efficiency and economy, we are standardizing the unit designs; options for adding rooms and other amenities will be available. The basic unit sizes will be between 920 and 1671 sq. ft.; options may add square footage. First floor entries, bathrooms, and door openings are handicapped-accessible.

Some buildings may be split into two units. Most buildings will be attached to another building by a connecting room which will be incorporated into a unit in one or the other of the adjoining buildings. There will two building configurations: H-shaped and T-shaped.

H-Shaped Configuration

combining two units which have front entries.



T-Shaped Configuration

combining a building with a front entry and one with a side entry.



PROFESSIONAL TEAM

UCC has assembled an outstanding working team to carry the project forward.

Design and Engineering

Chuck Silver, Project Designer, Hudson River Design, Saugerties, NY. Chuck designed Common Fire, the “greenest building in the Northeast” which is platinum LEED certified by the US Green Building Council. He has 30+ years experience building energy-efficient homes and fostering the solar energy and green building movement in the Hudson Valley.



Common House at Rocky Hill Cohousing designed by Bruce Coldham.

was the architect for Pine Street Cohousing in Amherst, MA where he lives, and Rocky Hill Cohousing in Northampton, MA, and has traveled the world studying cohousing communities. He serves as Chairman of the Board of the Northeast Sustainable Energy Assn.

Bruce Coldham, Cohousing Designer, Architect & Consultant, Coldham & Hartman Architects, Amherst, MA, www.coldhamandhartman.com.

Bruce has over 20 years experience in cohousing design. He



Bruce Coldham leading a site schematic design session.



Walter Cudnohufsky, Landscape Architect & Planner, Walter Cudnohufsky Associates, Inc. (WCA), Ashfield, MA. Walter has over 44 yrs of experience as a Landscape Architect. He founded the innovative graduate Landscape Design program at the Conway School. WCA, a six member firm, tackles public and residential projects.

North Engineers & Design Associates (NEDA), General Engineering, Kingston, NY. NEDA, with a staff of 7, has offered complete design and engineering services for 30 years. NEDA credentials include: Architectural and Civil Engineering degrees, Geology and Biology degrees, a Professional Engineer’s license and two LEED® Accreditations. In addition to residential work, their recent projects include the Tibetan Buddhist Monastery complex and the Sudbury School, both in Woodstock, NY.

Business Consultants

Myriam Bouchard, Certified Business Advisor, US Small Business Development Center, Mid-Hudson Region, Kingston, NY

Ira Krivit, Director of Research, CPEX Real Estate, New York, NY. Commercial Real Estate Masters from NY University

Bruce Richardson, CPA, Cohousing Financial Consultant

Governance Consultant

John Buck, Co-author of *Sociocracy: A New Power Structure for Ethical Governance*. Sociocracy Consultant for Business & Cohousing.

Legal Team

Elena Flash, Attorney, NYS regulatory expert, Miller Mayer LLP, Ithaca, NY. Elena's firm created the Offering Plan for Eco-Village Ithaca, the first cohousing community in New York State.

Sara McGinty, Real Estate Attorney, Rosendale, NY

Dominic Cordisco, Drake, Loeb, Heller, Kennedy, Gogerty, Gaba, & Rodd, PLLC, New Windsor, NY, Land Use & Real Estate Attorney.

John Cappelo and Tobias Lake, Municipal Zoning Attorneys, Jacobowitz and Gubits, Wallkill, NY.

Construction Team

Bob Cohn, Contractor, Hudson Valley Contractors, Inc., New Paltz, NY, with over 23 years of experience, specializing in building energy-efficient structures using environmentally responsible building materials and methods.

Paul Waddington, Construction Manager, with 30 years of experience as Project Manager or Construction Manager for industrial, municipal, and residential projects with budgets up to \$16 million.

General Managers

Linda Gluck, BA, owner of Linda Gluck Graphic Design for 30 years. Graphic Designer; Copywriter and Editor; Business Development, Marketing & Public Relations Consultant.

Ellen Sribnick, Masters in Professional Studies/Humanistic Education. Educator, Facilitator for adults and groups. Business Owner; Licensed Medical Massage Practitioner/ Health Consultant for over 30 years.



Founding members planning the project.

THE MUNICIPAL REVIEW PROCESS

We worked with the Rosendale Planning Board throughout our subdivision process (September 2004-July 2005), and had a very cordial relationship with them. Regarding our site plan approval, the Board and the Town Planner instructed us re: zoning requirements and multiple dwellings which has guided our design process. The land is zoned agricultural with a 1.5 acre/household density. Clustering is permitted under a Special Use Permit. Our Preliminary Site Plan was designed and submitted to the Planning Board, along with the Environmental Assessment Form (EAF). The EAF included studies of the project's impact on traffic, wetlands, and habitat as well as the results of a Phase I archeological study. The completed traffic study concluded that "the project will have no significant impact on the surrounding roadways given its very low trip generation." Our Final Site Plan – including septic, water, stormwater management systems, and road systems and designs – was reviewed by the Planning Board, the county and town Highway Departments and the Fire Department re: emergency access and turnaround areas. Conditional Planning Board approval and a Negative Declaration was received in April 2008.



A General Circle meeting of the Equity Members or "Cohesive Group", with Prospective Residents as observers.

CONSTRAINTS AND PROCESS FOR REAL ESTATE DEVELOPMENT

The Protocol of the Office of the NYS Attorney General

Under the guidance of one of our attorneys, we have carefully followed the proper protocol for founding and marketing this real estate project. The nine founding households of the project – "the Cohesive Group" – created the LLC in May of 2004 and advanced Cash Contributions which were used to purchase the property. These nine households are the Equity Members, whose Cash Contributions will be applied toward the purchase of their units. As per the Attorney General's protocol, Equity Members may continue to make Cash Contributions. Other financing for the project may be raised through loans or investments.

In New York State, we are normally required to file an Offering Plan with the Attorney General's office (AG), presenting a full disclosure of our project, before units can be sold publicly. Because we are self-developing and our cohousing model does not fit the standard as a speculative development project, we applied for and received an exemption from the full Offering Plan filing, in the form of a Limited Filing under NYS Policy Statement 101.

This allows us to increase our LLC Equity Membership by as many as 35 new households. The new members have the same rights and terms of participation as the founding Equity Members and must be willing to match the minimum original Cash Contribution for membership, or \$25,000. These funds may be used as working capital by the LLC. Ultimately, the Cash Contributions will be applied toward the purchase of units. As of September 2010, two additional Equity households have joined us.

Unit Sales

People interested in becoming LLC members and buying a unit must complete the Orientation Process to become “eligible to become an Equity member”. Through this process of participating and becoming acquainted, Prospects will discern whether cohousing living and our particular community is a good fit for them.

The Orientation Process and Prospective Residents

In accordance with the protocol, we have submitted documents profiling our project to the Attorney General’s office, and have received an approval and extensions for our “Testing the Market” phase during which we have done outreach using the following Documents, several of which appear on our web site:

1. Orientation Process for Prospective Residents
2. Getting To Know You Survey (to fill out)
3. Household Information Card (to fill out)
4. Ulster County Cohousing Fact Sheet
5. Vision/Mission Statement
6. What Is Cohousing?
7. FAQ sheet
8. What is Sociocracy?
9. Biographies of Members
10. Cohousing Reference List of Websites and Bibliography

Informational meetings are being held for Prospective Residents. They are participating in our two-four month Orientation Process of attending meetings and group events, joining Committees or Task Forces, and reading about cohousing. Each Prospect is assigned to an Equity Member “Buddy” to answer their questions and become better acquainted. By participating in our General Circle meetings, Prospects learn about our governance method of “Sociocracy”, a variation of consensus decision-making. In the Sociocratic method, objections to a proposal are sought and used to hone that proposal so there remain “no reasoned or paramount objections”. Many Sociocratic communities have a policy for voting if consensus cannot be reached after a number of attempts, but it is rarely necessary to do so.



Added Value

There are two distinguishing aspects of our real estate project which add value over and above other housing developments: the cohousing community and the energy-efficient construction and technologies. With the purchase of a unit comes a cohesive and supportive neighborhood and many shared amenities and activities. And the unit will be built with long-lasting, non-polluting materials to create a high-performance thermal envelope which conserves heating and cooling (see page 24). The heating, cooling, ventilation and domestic hot water will be generated without the use of fossil fuel, using a heat pump/photovoltaic system, which is reverse metered with the electric company. The initial costs of these systems are part of the cost of the house and are therefore covered by the mortgage payment. These mortgage costs - which displace the monthly energy costs - remain stable for the life of the mortgage, independent of fossil-fuel price escalation over a 30-year period. This represents real value added to the home which should translate to the marketplace, especially as fuel costs and climate change awareness rise.



Pioneer Valley Cohousing, Northampton, MA, established 1994. 84 residents.

Marketing

As a result of our extensive web site, www.legacyfarmcohousing.com, visitors have joined our e-mail list of over 250 households. Additional marketing continues through cohousing-related List Serves, media coverage, our monthly e-newsletter, and advertising. The national cohousing community and the Federation of Intentional Communities have an extensive web presence where we are listed. Our members attended and networked at the National Cohousing Conferences in 2007, 2008 and 2010.

Publicity

IT TAKES A GREEN VILLAGE

by Megan Labrise for Ulster Publishing, April 2009

Going green not within your means? You might just be able to buy with a little help from your friends.

One trend in residential building that's on the rise is cohousing, a cooperative living arrangement in which people cluster houses around a common building. They may share amenities, meals and more, depending on their determined needs as a community. They do share an ethos: Community planning is the secret ingredient in sustainability. The dream of a green community will soon become a reality at Legacy Farm Cohousing in Rosendale.



A cilly Equity Member planning meeting.

In April 2008, the project, also known as Ulster County Cohousing, received conditional final approval from the Rosendale Planning Board for 37 residential units on 56 acres

off of Binnewater Road. The former farmland features a lake, meadows and woodlands, much of which will be preserved as open space thanks to a minimized development footprint.

“From my point of view – and our point of view – it’s absolutely urgent that we go green in every way that we possibly can,” said Linda Gluck, one of Legacy Farm’s general managers.

The first phase of this build-out will include the common building and nine residential units, to be inhabited by Legacy Farm’s founding shareholders. The group is currently petitioning the attorney general for approval to add the anticipated remaining units. They have invested \$340,000 to date in a general fund. The projected two-year construction of the nine initial units and common house is expected to begin in Spring 2010. These initial nine high-density homes – comparably small by yesterday’s McMansion standards – will range from 900 to 1700 square feet. Most will be two story duplexes, with some single-family detached units available. All will feature elements of sustainable design, with the hope of eventually becoming zero-emission housing.



Ellen Sribnick, co-General Manager, describing our project to a local college class of architects studying sustainability.

Parking will be consolidated, and a series of walking trails throughout the development will provide a child-safe, pedestrian environment. Energy-efficient buildings will be constructed of highly durable non-toxic materials, such as: low-volatile organic compound (VOC) finishes, fiber-cement siding, metal roofs, recycled insulation and polished concrete floors. “The overall package is super-insulated,” said Chuck Silver of Hudson River Design. “They also have heat-recovery ventilation...Everything is done with an eye toward green and indoor air quality.”

Silver, who has over 30 years of green building experience, co-designed the Legacy Farm community with Bruce Coldham of Coldham & Hartman Architects of Amherst, Massachusetts. He is also the designer of Common Fire, the platinum LEED-certified housing co-op known as “the greenest building in the Northeast” in Tivoli, New York. Landscape architect and planner Walter Cudnohufsky, of Walter Cudnohufsky Associates, Inc., Ashfield, Massachusetts, also served as a project consultant. “The core group [of Legacy Farm members] has been self-directed. They didn’t hire a developer; they hired a design team. They’re [involved] in project management; they found the property; they’ve gone through the municipal process of approval. It’s very impressive,” said Silver.

No monthly utility bills

Once constructed, their energy-efficient units will surpass EPA Energy Star standards. The community will achieve close to 50% less energy use than code-built construction.

Small geothermal heat pumps in each unit will provide heat, hot water and air conditioning from a single device. This is coupled with tight building envelopes and photovoltaic panels. “[The panels] are part of the initial purchase price, sized to fully power the heat pump which produces all heat, hot water and air conditioning to the houses. Any optional increase in the size of the photovoltaic system would be to power lights, appliances, etc.” said Silver. Their inclusion will ultimately reduce fossil fuel consumption for heating, cooling and hot water to zero.

That means no monthly utility bills. “These buildings have, as part of their purchase price, their energy for heat, hot water and air conditioning included. By using renewable sources, there are no energy bills...when you buy a unit,” said Silver. Instead, residents’ modest portions of utility service purchase and maintenance are appended to their mortgage payments.

Clustering will also permit shared systems, such as sewer and water, to soften their impact on the land.

As green development goes, Legacy Farm was ahead of its time. “When we first starting dreaming about creating Legacy Farm Cohousing in 2002, our green and sustainable standard was less appreciated or understood,” said Legacy Farm’s other general manager Ellen Sribnick. “After attending recent county events regarding local green and sustainable efforts, it is encouraging to witness that we are part of a movement toward this world wide agenda.”

Cohousing originated in Denmark in the early 1970’s. Stateside since 1988, it is now considered a promising solution to modern environmental and social concerns. There are currently over 150 cohousing communities in the United States And given our current economic and climatic circumstances, this just might be the best moment in history to pursue cohousing. There are important social benefits as well. “There’s a need for social resilience and cooperation,” said Gluck. “People are hard-hit by the economic situation. During the [Great] Depression, there was a cohesive social fabric: extended families, an agrarian society, thriftiness. That resilience was a buffer for those people in that time. We don’t have that now; everybody’s on their own.”

Cooperative intergenerational neighborhoods serve as a “planned community,” which forms a sort of extended network of shared experiences and resources. Households reflect a cross-section of diverse ages and backgrounds: singles, couples and families with children. The ideal result is an ongoing connection to neighbors, forming a sort of extended family while maintaining one’s personal space.



One of the housing clusters at Wandelmeent, a cohousing community near Amsterdam.

The larger community

In addition to providing a supportive community structure, Legacy Farm hopes to reach out and benefit the community at large. One possibility is the development of an organic community garden. The property, which was a pesticide-free farm for three generations, would easily lend itself to sustainable farming once more.



Farm fields and barns

Also, the solar energy generated by Legacy Farm will be of use beyond its boundaries. “Almost all photovoltaic systems [including Legacy Farm’s] feed power back to the grid. They do this whenever power is being generated and not fully used. They generate much more power in summer when the days are longer and they take power when needed, [more in winter than summer]. This arrangement is known as net metering. When a building has no annual energy bills for the year, it means that the solar array produces as much power as the building consumes in the year...net-zero energy use,” said Silver.

Both state and federal governments are now catching on to sustainability, offering major incentives for green elements in residential design. On the federal level, there are tax-credit incentives: 30 percent of purchase price for photovoltaic. The new administration has added further incentives for going green. “Now, in the new package, there’s 30 percent for geothermal heat pumps, in addition to the photovoltaic credit. Both of those are fantastic incentives for building green,” said Silver. Legacy Farm has applied for two New York State Energy Research & Development Authority (NY-SERDA) grants: Next Generation Emerging Technologies for Residential Buildings and Heating and Cooling Systems. The former, to be applied to “greening” the buildings, has been granted.

The green aspect is as important to potential residents as its founders, said Pasha Clarke, chairperson of the Legacy Farm membership committee. “The type of person that cohousing attracts has a vision of creating a living space that’s in tune with how they believe the world should be treated. It’s all connected with what we believe and how we’re treating our land. We’re grateful to have this beautiful piece of property.”

LOCAL LUMINARIES: Ellen Sribnick & Linda Gluck

by Diane Pineiro-Zucker and photographs by Amber S. Clark, May 26, 2009

For Ellen Sribnick, Linda Gluck, their families, and the other founding members, Legacy Farm Cohousing is already home even though after five years of intense, cooperative planning, barely a twig has been disturbed on its 56 acres of rolling meadows, ponds, and woods. The Rosendale property holds the promise of a 37-unit, clustered, multigenerational, cooperative community. No pesticides have been used on the farm for 83 years and the new owners hope to continue the trend by employing green construction technologies, including geothermal heating, cooling, and hot water powered by photovoltaic cells. Units at Legacy Farm will range from 800 to 1,650 square feet and housing costs are expected to range from around \$250,000 to under \$400,000 per unit. In its business plan, Legacy Farm is described as a “cooperative intergenerational” neighborhood.

The cohousing concept isn't new. Cohousing—a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods—originated in Denmark in the late 1960s at Sættemdammen, the oldest known community of its kind. Cohousing residents are consciously committed to living as a community. The 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.

There are an estimated 113 cohousing communities in the United States today (the Cantine's Island cohousing community in Saugerties is 12 years old), and approximately 100 in development. Hundreds of others exist around the world. For more information, go to www.legacyfarmcohousing.com.

What is the cohousing concept and why does it appeal to you?

Sribnick: Cohousing is more of a grassroots development model than a typical housing project. We're participants in a cooperative decision process and, though this may take longer, the benefit is that by the time people are living in community, they have created the foundation for living together. We value the importance of green and sustainable living and design and the balance of privacy and community, where each household has independence and yet is encouraged to participate in community meals and events. The common house is the epicenter of activity within the cohousing model.

Gluck: Cohousing gives me a deep sense of belonging, of community, and of the



Harvesting standing deadwood cedar trees for use as posts.

satisfaction of living my values, and of being part of the solution. That means living simply and sustainably, close to the land, and it means learning to live cooperatively with people who know, accept, and support me.

Tell me about the individuals and families that make up your group.

Gluck: Cohousers tend to be pioneers, self-employed, independent idealists and, some say, overeducated and underpaid. So, we have all those types among our nine founding households—helping professionals, a nutritionist, a social worker, a school psychologist, a hand therapist, and a carpenter. Ellen’s a massage therapist and I’m a graphic designer.



Ilyse Simon, nutritionist, with daughter Bashbert.

What were some of the major obstacles you’ve encountered in getting this project under way?

Gluck: It has been a long [planning] process with many surprises, but throughout we could feel how much [the town planners] understood how great this would be for Rosendale. They understood it, but they had to deal with their own regulations and process. Also, real estate development is very highly regulated by the New York State Attorney General’s office and requires extensive protocol and documentation, which was very time-consuming and expensive.

How about sharing meals and a common living area, how does that work?

Sribnick: We hope to share meals about four times a week. If you’re a working person and you have kids, at the end of the day, if you’re exhausted and don’t want to be thinking about a meal, you just run over to the common house. You sign up, it’s cheap meals, healthy meals. And, if you’re in a cranky mood and you don’t want to be with people, you go over and pick up your food and go home. It’s not like you’re forced to participate, but I think it’s very inviting to be part of what’s happening. We’ll share this fantastic common house—

Gluck: So the extra square footage you would have in your house to accommodate company, to have an exercise room, a place for teens to hang out, a place for kids to play –

Sribnick: We’ll have all of that in the common house.

What’s the next step for Legacy Farm Cohousing?

Sribnick: Our priority is to bring in new membership in order to be able to get financing. In addition to the nine founding households, we project that we’ll need another six by the end of the year in order to start building.

Has the economy made things more difficult for the group?

Sribnick: Actually, it's been good for us. If we follow the path of where the economy is going and really pay attention to it, our timing couldn't have been better. If we were building now, we would be in serious trouble because people could not sell their current homes in order to buy in. My projection is that the first houses will be available in 2011. Also, because there is a trickle down from the administration about the value of green and sustainability, it makes it much easier of us to market our community.

Gluck: When Obama talks about what has to happen, we feel like we fit the bill. The country is being forced to look at these issues and problems, which are the issues and problems we've addressed in designing what we want to do.

Sribnick: Cluster development is the wave of the future in communities and so, within the years of planning, the new Rosendale master plan was developed and we now fit those standards that the community is striving for. Our priorities for accessibility, for green, sustainable living and community are becoming mainstream.

PRACTICAL UTOPIA: Legacy Farm Cohousing Community Taking Shape

By Gregory Schoenfeld, Shawangunk Journal 8/12/2010

The pursuit of a more egalitarian, socially responsible way to live within our society is, to be sure, a time-honored practice. A seemingly endless spectrum of attempts at communal living - often with religious undertones, as with the well-known and influential Shaker communities - have enjoyed varying levels of success, and have left countless lessons for new attempts to draw upon. Here in Ulster County, the developers of Legacy Farm have spent the past eight years studiously designing their own brand of sustainable, intentional community, based upon an applied concept known as cohousing.

Cohousing is a format that balances the idealistic facets of communal living with the practical issues that, if not addressed, can cause such a community to fail. In Legacy Farm's blueprint, residents will own their own homes, though the design incorporates shared spaces and responsibilities, as well: per the definition on their website, "residents are consciously committed to living as a community; the physical design itself encourages that and facilitates social contact." The economic structure is such that personal wealth is not shared, and the community itself is not responsible for the income of its members; rather, what members share is the management and maintenance of both their neighborhood, and of Legacy Farm's planned organic farm.



Building the dock for our 4 acre pond.

Speaking with two of Legacy Farms' founding members, Linda Gluck and Ellen Sribnick, it is readily apparent that no detail has been left unattended as they work towards the realization of their plan. Gluck and Sribnick - Ulster County residents of 37 and 35 years, respectively - are part of a dedicated and diverse team that is carefully addressing everything from the way that residences are designed, to the way that the community makes its choices. And the commitment that both of these women have to participating in their new community goes well beyond the academic: as with many of their colleagues, each will be leaving dearly loved homes and properties when Legacy Farm's construction is done. "Most of us are downsizing to afford these new homes," says Ms. Sribnick. "We believe in it, and it's worth it to have a more sustainable life."

That new lifestyle centers around an ecologically sound, self-sufficient, and peaceful interaction with surrounding community, and the earth itself. The organic farm is a focal point of the Legacy plan; "If you bring farming into your model," says Ms. Gluck, "you have a sustainable system." According to Ms. Gluck, the approximately 12 acres of Kingston land that will house Legacy Farms has for generations been the property of the Hahn family, who can certify that the land has been, and will now remain chemical-free.

Of equal importance are thorough "green" building practices in the construction of Legacy Farm's homes and shared buildings. Employing renewable energy practices, such as the use of photovoltaic solar panels, as well as incorporating super-insulated walls and windows in their structures, are just some of the many efforts being used. The Legacy team's greatest challenge is keeping up with clean energy progress: "Since we have been at this for eight years," says Ms. Gluck, "technology has evolved, and we have evolved with it."

Of course, the most significant issue when bringing together a diverse group of people to share a space and a community is: who will be part of the group, and how will that group govern itself? The intense membership and orientation process that Legacy Farm uses goes hand in hand with the practice of Sociocracy, which is the Dutch-based method by which the community will make its decisions. Prospective members go through a lengthy and involved process, becoming an interactive part of the discussion and planning itself - an integral part of the sociocratic approach, and of cohousing itself.

Though Sociocracy draws upon Quaker egalitarian living principles, there is no religious affiliation involved in Legacy Farm. The approach is built upon circles, com-



*Dan Guenther,
veteran organic
farmer and CSA
founder, the mentor
for our farming
operation.*

mittees that utilize an equal-share, equal-say decision-making process. Ms. Sribinck points out that the process, which requires a true consensus rather than a majority vote to enact decisions, invites rather than prohibits the objection of any member. “It gives us the opportunity to find out what it is that isn’t working for you, so we can find a better solution,” she asserts. Prospective members can discover whether they have the patience and trust this process requires, and in doing so, the community itself can help choose like-minded future neighbors.

After the years of work Ms. Sribnick, Ms. Gluck, and the other team members have put forth, they finally plan to begin construction next year. If their preparation and dedication is any indication, the Legacy Farm community looks to thrive well into the future. For more information about Legacy Farm, visit www.legacyfarmcohousing.com.



Children play at our pond.

The Target Market

UCC seeks to create a diverse, multi-generational community with an emphasis on sustainability and green technologies. Cohousing offers an ideal lifestyle for families with children, empty nesters, singles, and seniors. The neighborhood interaction, the community support and cooperation, the safety of a pedestrian environment with cars marginalized, the shared amenities of the Common House, and the remarkably beautiful park-like setting with a pond and walking trails all contribute to an outstanding quality of life.

Cohousing

Cohousing is one of the few truly workable and positive solutions to many of our housing and community challenges.

Our twenty-first century American lifestyle leaves many dissatisfied people asking the same questions of themselves and their community, such as:

“I’m looking for an old-fashioned neighborhood. Do any exist, and where can I find them?”

“I’d like to lend others a helping hand and receive help when I need it.”

“I’d like to enjoy the benefits of working together on gardening, childcare, problem-solving – instead of everyone doing the same thing, by themselves.”

“I need help to walk my dog or water my plants when I’m away.”

“How can I be less isolated from other people?”

“I’m busy, but lonely. I want company at hand without having to do special planning.”



The patio at Sunward Cohousing, Ann Arbor, MI, 90 residents.



Community members tackle barn clean up at Sunward Cohousing, Ann Arbor, MI, 90 residents.



Kids at Nyland Cohousing, Lafayette, CO, established 1993. 43 households.

“Where can my children play safely and freely, away from cars?”

“How can I reduce my chauffeuring of my children to activities and playdates?”

“It’s so wasteful and expensive for each of us to have gardens, workshops, equipment and tools. Why not join together?”

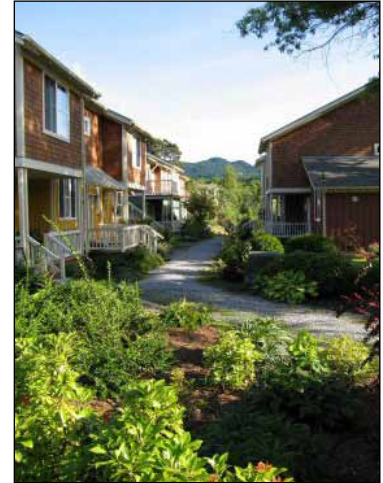
“How can I put my commitment to use less energy, live more simply, and be ‘part-of-the-solution’ into practice?”

The Cohousing Development Model

Cohousing originated in Denmark in the early 1970's. This innovative neighborhood design philosophy came to the United States in 1988 where it is now one of the most promising solutions to many of today's most challenging social and environmental concerns. By creating a village/neighborhood setting rather than sprawl development, we echo and preserve traditional rural development patterns. The cooperative intergenerational neighborhoods balance the advantages of private home ownership with the benefits of shared common facilities and ongoing connections with neighbors.

Hundreds of cohousing communities exist in Denmark and other countries in northern Europe. There are 221 cohousing communities, built or in formation, in North America. Some of the successful communities in the eastern US include:

Two Echo Cohousing, Brunswick, ME
 Cobb Hill Cohousing, Hartland, VT
 Pioneer Valley Cohousing, Amherst, MA
 Rocky Hill Cohousing, Northampton, MA
 Cambridge Cohousing, Cambridge, MA
 EcoVillage at Ithaca, Ithaca, NY
 Eastern Village, Silver Spring, MD
 Takoma Village Cohousing, Washington, DC



Bellingham Cohousing, Bellingham, WA. 33 households.

Cohousing Communities Share Five Main Characteristics

1. PARTICIPATORY PROCESS. Future residents participate in the design of the community so that it meets their needs. A well-designed, pedestrian-oriented community without resident participation in the planning may be “cohousing-inspired,” but it is not a cohousing community.

2. NEIGHBORHOOD DESIGN. The physical layout and orientation of the buildings (the site plan) are designed to create a strong sense of community and facilitate spontaneous interaction. For example, the private residences are clustered on the site leaving more shared open space, the dwellings typically face each other across a pedestrian street or courtyard, and cars are parked in centralized parking or on the periphery.

3. COMMON FACILITIES. Common facilities are designed for daily use, are an integral part of the community, and are always supplemental to the private residences. The common house includes a common kitchen and dining area for large community

***“Cohousing...is
a mainstream
housing option.”***

meals, a sitting area, children’s playroom and laundry and may also have a workshop, library, exercise room, crafts room and one or two guest rooms. Cohousing communities often have playground equipment, lawns, and gardens as well. Since the buildings are clustered, larger sites may retain several or many acres of undeveloped shared open space.

4. RESIDENT MANAGEMENT. Cohousing communities are managed by their residents. Residents also do most of the work required to maintain the property, participate in the preparation of common meals, and meet regularly to develop policies and do problem-solving for the community.



The Main Dining Room and “Quiet” Dining Room at Pioneer Valley Cohousing, Amherst, MA, established 1994. 84 residents.

5. NON-HIERARCHICAL STRUCTURE & DECISION-MAKING. In cohousing communities there are leadership roles, but no one person or persons who has authority over others. As people join the group, each person takes on one or more roles consistent with his or her skills, abilities or interests. Most cohousing groups make all of their decisions by a form of consensus.



The kitchen at Pioneer Valley Cohousing, Amherst, MA, where meals are prepared by volunteer residents several times a week.

“Unlike a gated community, a cohousing development is designed and managed by the residents themselves, who make up the rules, share the workload, and see their neighbors as an extended clan.”

- NY Times Key, Fall 2006

“Cohousing offers a model... of a sustainable and sane society. It facilitates compact housing form, efficient land use and reduced household consumption. It encourages human interaction... Cohousing has much to contribute to the theory and practice of environmental and social sustainability, particularly because it is a mainstream housing option. Although many of its underlying principles are derived from social experimentation of the 60s and 70s, cohousing is not a marginal or fringe phenomenon. Most cohousing residents are regular middle-class folk with fairly conventional lifestyles. Therefore, cohousing has the potential to include, engage or ‘touch’ enough people to make a quantum difference to our long-term sustainability.”

- Graham Meltzer, author of Sustainable Community: Learning from the Cohousing Model, July 2005

See www.cohousing.org for more information on cohousing communities at the Cohousing Association of the United States.

Individual Homes and the Common House

Each household enjoys a private self-sufficient home or unit, along with convenient access to a Common House.

Common facilities are based on the actual needs of the residents, rather than on what the developer thinks will help sell units. The shared common house allows people to live comfortably in well-designed dwellings of smaller size, a principal of sustainability. Although density is high, the overall number of bedrooms will be fewer than a conventional grid subdivision with larger houses. Because the design and amenities are, in effect, customized for the residents, turnover in cohousing developments is typically very low, and there is usually a waiting list for units to become available.



The community gym at Pioneer Valley Cohousing, Amherst, MA.



The central pedestrian way at Hearthstone Cohousing, Denver, CO, 33 homes.

Better Land Use and Less Resource Consumption

A large percentage of our property will be undeveloped open space. This aspect of cohousing directly addresses the growing problem of suburban sprawl and loss of agricultural land. Cohousing design tends to keep cars to the periphery which promotes walking through the community and interacting with neighbors as well as increasing safety for children at play within the community. Shared green space is another characteristic, whether for gardening, play, or places to gather.

Cohousing Cost of Living

“Cohousing residents share many expenses, which cause living expenses to be less than in a typical U.S. home. Reduced living expenses result from optional community meals several times a week (averaging \$5 or less per home-cooked meal); significantly reduced heating bills due to energy-efficient design and building techniques; commonly-owned garden equipment (e.g. one lawn-mower per neighborhood); up to 50% less driving since many social activities take place in the neighborhood; reduced gas consumption and air pollution from car-pooling; ...group purchases for food and home maintenance items; shared kids’ play equipment and childcare among several families; lawn care handled by residents versus hired out, etc.”



Community members at Rocky Hill Cohousing, Northampton, MA, sending birthday wishes to a teenager away at school. 28 households.

- Nesbama Abraham, Abraham Paiss & Associates, April 2006

The Cohousing Advantage

Cohousing offers many sustainable and quality of life advantages over traditional one-family housing.

Aspect of Cohousing The Cohousing Advantage

Clustered housing	Undeveloped land is undisturbed by roads, lighting, vehicles, noise, backyards, wells, stormwater runoff. Habitat is protected, and open space is enjoyed by all, rather than privately held. Units and Common House are near each other and within walking distance.
Units smaller than traditionally-sized unit.	Many needs are met by Common House facility. Smaller units are more sustainable because they require less heating and cooling and are less expensive to maintain.
Common House	An extension of the private family unit providing facilities and amenities for all, eg: guest rooms, common kitchen and dining room for several meals per week, gathering space, children’s playroom, exercise room or gym, library/entertainment room, community freezer, storage area, etc.
Privacy & Community	Units are self-sufficient and designed for privacy. Yet neighbors know each other and are close at hand for companionship, assistance, and mutual support.
Children	Children are surrounded by many adults and older children who know them and look out for them. They move freely and safely about the community. Children learn to be more independent and well-socialized. Their parents are supported and assisted in their parenting.
Seniors	Seniors are able to “age in place” because they live in a built-in support system. The community looks out for the senior, supplies transportation, companionship, activities, and some meals. All units are accessible.
Empty Nesters	A multi-generational community fills in for the missing family members



Multi-generational community members of Casa Verde Commons Cohousing, Colorado Springs, CO.

The Cohousing Trend

Cohousing Is What the Country Needs Now!

The Cohousing Association of the United States convened a national teleconference in October 2008 - a remarkable conversation among cohousing architects, developers, funders, and managers - remarkable in that speakers said this is the best time to be doing cohousing in spite of the housing and financial crisis.

1. Financial constraints require downsizing, simplifying = cohousing

The wave of the future in cohousing design is smaller homes with greater emphasis on the quality in building and sustainability.

With the construction industry slow down, construction is as low cost as it will be for many years to come.

Now, more than ever, there is increased value for community and greenbuilding; we are poised to benefit when a project is appraised even though the market pricing at large may be lessening.

2. Banks need safe lending opportunities = cohousing

There is a need to show banks the low rate of foreclosures in cohousing. In Denmark where cohousing originated, some banks lend only to Cohousing for its comparative safety as an investment.

Cohousing supplies prospective buyers to a lender; homes are not built on speculation. In the current financial slump, cohousing is not competing with the foreclosure or general market and is not subject to the same forces. Lenders need to understand that. Cohousers are different than developers because we are committed to the project and community we have initiated, and we have something of special worth. We are developing a unique product, attracting proactive, idealistic people who want to live in a neighborhood with the values we are creating.



Giving a tour of our buildout area to Prospective Residents.

3. Energy crisis requires green building and environmental consciousness = cohousing

Housing is going to be reinvented in the next few years and the priorities expressed in Cohousing are most timely. This is the best time to get a project going as Cohousing is the answer to current problems.

4. Current crisis conditions need social resilience and cooperation of community = cohousing

In 1929 when the Depression hit, there was a foundation of social resilience – stable nuclear families near their extended families, an agrarian society, church communities, and an ethic of thrift. Cohousing can offer such resilience.

Cohousing Is Attractive Investment for Bank

- *Daily Journal of Commerce, Portland, OR August 15, 2008 by Libby Tucker*

Developers can secure construction loans for community-based projects with less speculation

Not all condo projects are dead. Despite stricter lending standards and general uneasiness among investors about a soft housing market, some developers are still finding construction loans for their unusual condominium projects.

Columbia Ecovillage, a \$7 million cohousing development under construction in Northeast Portland, is one such project.... “Right now, condo is the big bad word,” said developer Joe Leitch, who founded the Portland Permaculture Institute with his wife, Pam, at the site four years ago. “To sell in this market right now you need to provide something really special”....

“There’s a lot of pent-up demand for this type of product,” said Bonnie Anderson, a commercial real estate lender with ShoreBank Pacific that’s providing the construction loan for the project.

ShoreBank has also invested in two other nontraditional commercial housing projects since the housing market went bust last year: DayBreak, a high-density cohousing project in Northeast Portland and owner-occupied Cabana Apartments in inner Southeast Portland.

“People buying the units are emotionally and economically invested; they’re not flipping a unit,” said Anderson. “In a cohousing project, they’re developing a group to sell to. It’s a lot less speculative.”

The Ecovillage units are now mostly sold, more than five months before the project is due for completion. And 11 of the 37 unit owners are also investors in the project. The community will include a mix of environmentally-minded buyers, including a total of six families with nine kids.

The early involvement of the owners made the project an appealing investment for ShoreBank, said Anderson....



Columbia Ecovillage, Portland, OR



DayBreak Cohousing, Portland, OR

Despite Slumping Real Estate Market, Madison's Newest Cohousing Project Nearly Full

- *The Capital Times, Madison, WI 12/02/2008 by Mike Ivey*

Amid the toughest real estate market in a generation, a group of self-described amateurs has pulled off something of a miracle: selling all but three units in the 40-unit Arboretum Cohousing project.



Winslow Cohousing, Bainbridge Island, WA, established 1992, 30 households.

Long popular in Scandinavia... co-housing aims to create a community where residents share some facilities, make joint decisions with their neighbors and work together to live in a more sustainable manner.

"Ninety percent of being green is just living in a smaller space," said project chairwoman Janet Kelly, who moved out of an older Victorian home in the Vilas neighborhood into a new two-

bedroom unit at "Arbco." "I think it's been a great addition to that neighborhood," said Ed Kinney, vice president at Anchor Bank, which provided lead financing for the \$9.3-million project. "We had to bend some of the rules a bit to fit them but overall it's been a very successful project"....

Planning started in 2003 when a small group of devoted people began meeting... on a regular basis, sharing meals and looking for investors. "It was all potluck marketing. We never had a Realtor," said Ann Bell... In addition to owning their homes, Arboretum Cohousing members get use of an outdoor garden space and a 6,000-square-foot common area with a large kitchen and dining room, children's play area and meeting space....

Like other cohousing projects, Arbco has proven popular with empty nesters and seniors looking to downsize their lives. But there are some younger people on the scene as well. Carolyn U'ren and her husband live at Arbco with their two young children. All told, a dozen kids from infants to teenagers reside in the complex. "Having other kids in the development was a big factor in us coming here," said U'ren.

Another resident, Carey Dachik, 31, got in on the ground floor after coming back to Madison after serving in the Peace Corps. He said cohousing has been a great fit for his single lifestyle. "I was researching different housing options and saw an article in *The Capital Times* about cohousing," he said. "After that I was hooked on the concept."

The project got an early boost from Sue and Art Lloyd, who...provided some badly needed initial financial backing for Arboretum Cohousing. "They basically wrote a line of credit to a bunch of amateurs," said Bell, who serves as owner representative,

one of two paid staff positions at Arbco....

Sue Lloyd has downplayed their involvement, however, saying the recognition belongs to those who devoted countless volunteer hours to the project. “Developing real estate is a full-time job for those trying to make a profit,” she said. “Here you had people who were doing all this on their own time, in addition to living their own lives”....

Beyond Individual Homes, Entire Neighborhoods Going Green

- Boston Globe, July 9, 2008 by Holly Ramer, Associated Press Writer

PETERBOROUGH, N.H.—At a time when the housing market remains in a slump, consumer demand is growing for energy efficient homes that are kinder to the environment. And it’s not just individual homes that are going green. Increasingly, it’s entire neighborhoods.

With its mix of single-family, duplex and 4-unit buildings, organic farm, shared office space and common house, the Nubanusit Neighborhood here is an earth-friendly cohousing community, where residents own their own homes but share common space.

Lono Hunter, an aspiring architect who spent years studying green building construction and design, moved to the eco-village in April. “It’s a little bit of an experiment,” Hunter says. “You can do it yourself -- you can add features, you can add insulation -- but in terms of actually living in a way that maybe has some potential to help the environment, I think you need the power of numbers.”

There are 113 co-housing communities around the country, and about 90 more in the works, said Craig Ragland, executive director of the Cohousing Association of the United States. Though sustainability has been a longtime trend in cohousing, Ragland said he’s seen increased interest in recent years toward the use of solar energy and other green building practices. Some communities have gone so far as to pay carbon offset fees....

“We were aware of green but we’ve become so much more aware,” said Shelley Gougen Hulbert, one of Nubanusit’s co-founders. “The idea was that if we were going to be developers, and we are whether we like it or not ... we wanted to hold ourselves to the highest standards because not only did we recognize that we could lessen our carbon footprint and our impact on the environment, but we could have an effect on every other person who chose to buy in”....

Ragland noted “A key idea that has become common in both rural and suburban communities is preserving natural green spaces, rather than just not destroying the land as badly, which is sort of what any development is – it’s scraping the life off the land and then putting cement and a thin veneer of life back on”....



Nubanusit Neighborhood, Peterborough, NH

Legacy Farm Cohousing

Our Mission Statement

We, the members of Legacy Farm Cohousing, have come together to live in common connection and community. We commit to living cooperatively and peacefully with each other and the community around us, and sustainably in our environment. These are vital contributions we can make towards a more just and humane world.

Our Vision Statement

Living Together

Community life depends on the good will and participation of every member. Working, eating, creating, listening, trusting, learning, helping, playing, and celebrating together build relationships which are the foundations of community. We will share the daily tasks of our village, each contributing their particular talents and skills. We will serve several meals per week in the Common House, made from food that is as healthful, and locally and sustainably raised as possible. Our intention is that members of all ages, from different backgrounds, incomes, family configurations, abilities, and lifestyle choices, feel respected and empowered. We welcome the personal growth and social responsibility that living in community can inspire.

Community and the Individual

We are creating a community in which members are connected, supported, useful, and appreciated. We intend for the buildings and site to be developed in ways that promote both social mingling and privacy, safe space for children to play, human movement in preference to automobiles, inclusion of differently-abled people in homes and outdoor spaces, and visual beauty and harmony.

Children in Community

We seek to create an environment that is safe, supportive, and inspiring for our children, and that significantly involves them in community responsibilities, decisions, projects, and celebrations.

Governance

We self govern using Sociocracy, a form of consent decision making. Sociocracy seeks objections as a way of improving a proposal and reaching an optimal solution.



Site Planning for our community.

We treat each other and communicate with each other in ways that reflect kindness, consideration, respect, openness, honesty, neighborliness, and non-violence.

Living Sustainably

We want our lives to have a restorative impact on the Earth and its people. We want to enhance the lives of our members and the health of our surrounding ecosystem. We want to consume and drive less, share resources, reuse and recycle more, strive toward self-sufficiency, and innovatively utilize sustainable materials, technologies, and design strategies whenever possible.

We understand that our community is an ecosystem. Insofar as we are able, we will employ natural, sustainable principles to guide in the development of housing, energy, food supply, waste, soil and water systems. We will build environmentally responsible, energy efficient housing, raise communal organic gardens, and cluster our structures on a small portion of our land allowing the rest to remain open and undeveloped.



Ferns and old dry stone walls abound on the property.

Legacy Farm Cohousing Member Profiles

Perri Ardman is a business consultant and writer currently living in Kingston. She moved to the Hudson Valley six years ago from the West Coast to be near friends and family. In 2006, she became a grandmother for the first time. She graduated from One Spirit Interfaith Seminary as an interfaith minister in 2008. She has been president of Hudson River Playback Theatre, a steering committee member of Sustainable Hudson Valley, and a volunteer at Benedictine Hospital.

Dimitri Galitzine was born in Germany to Russian parents and spent his childhood in South America. He currently does Mechanical Design consulting for The Metropolitan Museum of Art and other interesting clients. He likes to ride his red motorcycle with sidecar and read, fish and think. Plans to do a lot of thinking in cohousing.

Gai Galitzine is an executive search consultant who is currently morphing into an adjunct professor at various colleges, including Long Island University, The Culinary Institute of America and Excelsior College. Born in Dublin, she came to the USA “for six months only” in 1974, promptly met Dimitri, and is still here. Their two children now live in Boston and Brooklyn which gives her time to work on her current old house, to become a better cook and gardener, and hopefully to pursue some other avocations that at the moment she is only thinking about.

Linda Gluck is a freelance graphic designer specializing in social justice organizations, one of the two co-general managers of Ulster County Cohousing, a widow, a mother of two daughters, and a grandmother. An Ulster County resident since 1973, she relishes the slower-paced rural life of family, gardening, cooking, eating, singing, raising chickens, working with her hands, and making sculpture.

Lynne James is a grandmother of three wonderful children. She works as an Occupational Therapist with multiply handicapped young children. When not working, she enjoys hiking, kayaking, yoga, gardening, music, and the company of her friends and family. She has been a professional potter and still enjoys spending time in her studio and on other creative projects. She is also a peace activist and interested in pursuing a lifestyle which protects and appreciates all living things.

Bashert Meirav Rabe-Simon is Legacy Farm's youngest member. She loves swimming and kayaking on the pond, and hiking through the tall grasses. On her first visit to the land, she hopped out of her car seat, squirmed out of the car, headed for the hills and didn't stop running. She loves the Land and all the animals on it. She eagerly awaits making new friends and neighbors.

Cameron Rabe has journeyed from Virginia to California to New Jersey to (finally!) the Hudson Valley of New York. He misses sweet Southern accents, but a tour of East Coast cohousing communities convinced him that the rolling hills and friendly folks of Ulster County are home. Cameron works as a CPA, and especially enjoys advising non-profits to help keep them up and running. For fun, he loves to read, travel, fish, hike and play outdoors, do the NY Times crossword, play cello and read some more. He met his wife, Ilyse, on a cross-country walk from LA to NY. He's enjoying his toddler daughter, Bashert. His goal is to someday have a coffee shop called the "Bean Counter".

Barbara Sarah has lived in the mid-Hudson Valley since 1988 and began her second career here as an oncology social worker. Founder of the Oncology Support Program at Benedictine Hospital, she now also maintains a Third Opinion private practice as a CancerGuide. Active as a volunteer in local cultural and political activities, she shares a house in Woodstock, poised to relocate to Legacy Farm Cohousing in the near future! She has three astonishing daughters and two amazing grandchildren.



Twelve of our fourteen Equity Members during a site plan development session in 2006.

Purnima Linda Schachter has experience living and working in community; for many years she was on staff in a spiritual meditation ashram. Currently she works at SUNY New Paltz with the Center for International Programs. She has lived in the Mid Hudson area for 15 years. She says travelling to work is amazing; she passes a beautiful waterfall, then a covered bridge over the Wallkill River, also open fields and exquisite mountains. Purnima has visited and stayed at cohousing communities in the Northeast and joined Legacy Farm in the spring of 2010. She enjoys kayaking, walking or biking on rail trails, swimming in Legacy Farm's pond, and vegetarian cooking.

Nancy Schafer has lived in Chatham, NY (Columbia County) for the past sixteen years, with her husband Vagn Visbo. Nancy is a psychologist who works at Hudson High School and has a part-time private practice. Nancy has two young adult children currently living in Manhattan. Vagn is a Danish master mason. He has 10 children (and step children) who live in Miami, Denmark and Sweden. Nancy and Vagn both enjoy travelling and vegetable gardening.

Ilyse Simon moved to Kingston from Virginia to be a part of this cohousing community. She enjoys cooking, eating, singing, and loves the creative process in community organizing. Ilyse is a freelance writer and nutrition therapist who works specifically with eating disorders. She is married to Cameron Rabe and is the mother of Bashert. She looks forward to making friends with farm animals and likes pina colodas and getting caught in the rain.

Ellen Sribnick and **Pat (Pasha) Clarke** have lived in Ulster County for over 40 years. The past 21 years have been in Rosendale where they have restored their 1840's colonial home. Pasha, retired from the Women's Studies Program at SUNY New Paltz in 2004, now fills her time gardening, swimming, reading and taking care of children. Ellen plays the trumpet as therapy, dabbles with the electric bass and always needs a creative outlet. She has been a Massage Therapist for over 30 years, a Fitness Trainer for large women and seniors, and one of the co-general managers of Ulster County Cohousing, LLC since 2005. Together, they enjoy biking, hiking, and cross-country skiing, as well as movies, music, theatre and art. They are committed to making sure there is always time to visit with family and friends.

Sheilah Davidson and **Sean Westlake** have lived in Ulster County since 1995, and have recently purchased and moved into the original farmhouse that was part of the cohousing property. They intend to move into the community once it is built. Sheilah has spent her entire adult life as an activist, working for and managing non-profit advocacy organizations. She is currently the Policy Program Manager and Partner Liaison for School Food FOCUS. Sean is a Master Carpenter with over 20 years of experience, who can build or fix anything. Their teenage daughter, **Jenny**, loves animals, horseback riding and skateboarding.

Green Building

“Green Buildings are sited, designed, constructed and operated to enhance the well-being of occupants, and to minimize negative impacts on the community and natural environment.

Green Buildings:

- *Provide a healthier and more comfortable environment*
- *Improve long-term economic performance*
- *Incorporate energy and water efficient technologies*
- *Use recycled content materials in their construction*
- *Reduce construction and demolition waste*
- *Bring higher resale value*
- *Include renewable energy technologies*
- *Improve indoor air quality*
- *Reduce environmental impact*
- *Are easier to maintain and built to last*

With most of us spending more than 80% of our time indoors, Green Building is the healthy, common sense choice for a better life.”

- Build It Green. www.builditgreen.org

Legacy Farm Cohousing’s Response to Climate Change

Faced with global warming caused by our use of fossil fuels, it is imperative that we address our energy crisis. National programs to save energy, like NYSTAR or Home Energy Rating Systems, seek to save 15-20% above what is required by the building code. Our architects place the bar much higher. Our Project Designer, Chuck Silver, has been a leader in the design of energy-efficient and performance-built homes in the Hudson Valley for 30 years. In his words, “Global warming is *the* overriding issue. This one we can’t play around with. We’ve got to do the best we can, as soon as we can.”

Net Zero Energy Consumption for Heating and Cooling

The most exciting facet of our energy efficiency strategy is our intention to reduce our use of fossil fuel for heating and cooling to zero. Our source of heating and cooling will be heat pumps powered by photovoltaic panels.

These panels – which convert solar power to electricity – will be installed to supply the small amount of electricity needed to power the system and the heat pumps in

each individual unit. Additional solar arrays may provide other household power needs.

The Project's Green Architectural Design

The designs of the homes and common house are 90% complete. In all ways, our buildings and systems will be highly resource and energy efficient and performance-built. US EPA Energy Star standards require that buildings be 15% more efficient than IECC (International Energy Conservation Code). Our goal is to exceed IECC by 30% by the following means:

- Improved thermal envelope:
 - Higher R-value walls with reduced thermal bridging.
 - 16" TJI roof rafters insulated to R 55.
 - U =.25 Windows
 - Superior air sealing with mechanical ventilation.
- Energy Star appliances and water-saving ultra low flush toilets.
- State-of-the-art high-efficiency mechanical systems.
- Energy Efficient lighting: CFL and Cold Cathode lighting balance with daylighting techniques.

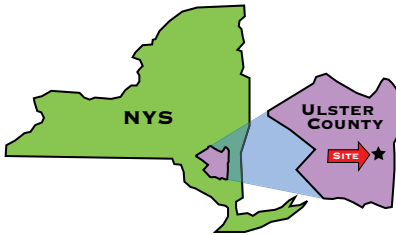
In addition to energy savings, we plan to “green” our buildings by using:

- Fibre-cement sidings and trim (replacing vinyl or wood sidings. Most wood siding is not a sustainable product, because the supply is diminishing. Fibre-cement is made from portland cement and wood fibers, takes finish very well, and lasts a very long time)
- Metal roofs (replacing asphalt shingles which are a petroleum-derived product that doesn't last long – in terms of building life – and which cannot be recycled, creating a terrible waste problem. It's estimated that 11 million tons of asphalt shingles are disposed of in the US each year.)
- Non-toxic, low/no VOC interior paints and finishes
- Wood cellulose or cotton waste insulation, recycled
- Sustainably harvested lumber: FSC Certified and/or Resource Efficient wood products for framing, sheathing and interiors.



Solar Panels on common house at Pathways Cohousing, Northampton, MA.

Location



Rosendale and Its Environs

The development's access drive is at 157 Binnewater Road, Rosendale, a rural residential county road. It is well-situated three miles from the city of Kingston, three miles from the New York State Thruway, and three miles from the Rosendale town center and bus transportation to New York City, which is 1-1/2 hours to the south. The state capital, Albany, is one hour away. These destinations can be reached by train and bus.



Kingston City Hall.

Ulster County and Kingston

Ulster County is in the mid-Hudson Valley region of southeast New York State. Half the county lies within the Catskill Mountains. It is a vibrant network of communities, focussing on the arts, on the abundance of nature preserves, state parks, walking trails, on historic sites, and on education. Its primary industry is farming. Ulster County is New York's largest producer of fresh market apples and corn. Farmland is increasingly valued and protected. The Mid-Hudson Valley region is home to a state university, several community colleges, and four private colleges including Marist College, Vassar College, Bard College, and the Culinary Institute of America.

Kingston was the first capital of New York State. The historic district was a Stockade built by the Dutch in the mid 1600's. That area is now called uptown Kingston, full of historic sites, restaurants, shops, art galleries and county office buildings. The city has two major hospitals, a large retail district with a full complement of the big chain stores, service businesses, and restaurants. There are movie theaters and performance spaces. At the other end of Kingston is the Strand, the restored waterfront of the Hudson River.



The Strand, the restored waterfront on the Hudson River.

The property is within the Kingston Central School District, and is served by the elementary school, Myer Elementary, in the nearby village of Hurley, J. Watson Bailey Middle School, next to Forsyth Park in Kingston, and Kingston High School. Bussing is provided to public schools. The Mountain Laurel Waldorf School in New Paltz and the Sudbury School in Woodstock are alternatives to the public schools as are the Oakwood Friends School and the Poughkeepsie Day School, both in Poughkeepsie. The school district provides bussing to private schools as long as they are within 15 miles of the home.



The Senate House, 1777, in the Old Stockade district of Kingston, the first capital of New York State

Ulster County is served by six international airports: Stewart-Newburgh International at the southern boundary of the county; Albany International, 67 miles to the north; Westchester County Airport in White Plains. In addition, the largest international airports of JFK, LaGuardia in New York City, and Newark, New Jersey are within two hours drive.

Market Analysis

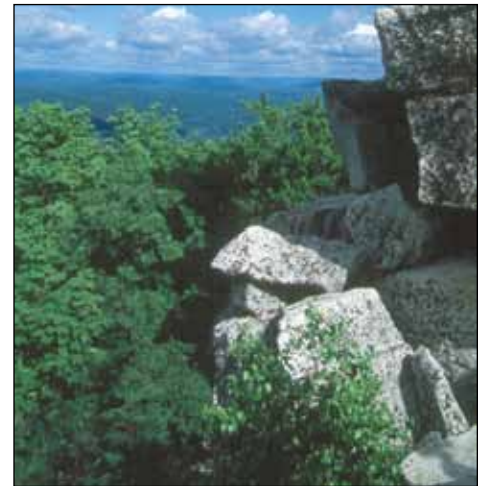
The beautiful rural environment of Ulster County in combination with the proximity to the metropolitan and capital areas make the area very desirable. The exodus from New York City after 9/11/01 continues to bring many home buyers here. The cohousing lifestyle is an additional attraction for home buyers, because it offers an enhanced quality of life. In the current challenging economy, many NYC dwellers are choosing to relocate to our region, recognizing the comparatively lower cost of housing.

Ulster County - A Vacation Destination

Beginning over a century-and-a-half ago vacationers made their way to Ulster County from the boroughs of New York City and the suburbs of Long Island and New Jersey, first coming by steamship or rail and later by car. Each summer mountain-top hotels, boarding houses and summer homes were filled with families seeking a change of pace and a cooler climate.

Today with numerous resorts, dude ranches, hotels, motels and B & Bs the visitors are still coming...for a day trip or a weekend...or longer. Visitors explore our Catskills, rock climb and hike at the Mohonk Preserve, the largest private preserve in New York State, cruise the Hudson River and learn about our extensive history at museums and stone houses. We have lighthouse tours and trolley rides...unique shopping experiences...and a wealth of scenic beauty that's unequalled.

©2004 Chamber of Commerce of Ulster County



The Shawangunk Mountains

Ulster County - A Balanced Economy

In addition to tourism, Ulster County supports an increasingly diversified financial base, including retail, agriculture, technology and heavy and light industries. With more than 69,000 acres currently under cultivation, Ulster County is New York's largest producer of fresh market apples and corn, as well as a major grower of a wide variety of other fruits and vegetables. More than a dozen local vineyards produce outstanding wines and serve as inviting regional tourist destinations.

Ulster County maintains an attractively low cost of doing business – less than any area to the south and significantly lower than New York City and the metropolitan areas of bordering states. This makes the county attractive to both new and start-up enterprises. Effective property tax rates are set at approximately 2% of full value, a savings of 10-25% over neighboring metropolitan areas. Local municipalities have been awarded designations as a State Empire Zone (EZ), which creates numerous

investment benefits for commercial ventures. The City of Kingston is also a federally designated Enterprise Community.

Careful planning and an active economic development community provide the drive to help Ulster County navigate ongoing shifts in the mid-Hudson economy. The manufacturing and agricultural sectors continue to play a vital role in the local economy, while the largest recent gains and greatest projected growth are in the service-producing fields.

The EZ program has designated Kingston as one of the participating communities, offering incentives to new and existing businesses that can present significant savings to corporations and investors...

Much of the growth and stability of industries that have built facilities in Ulster County can be attributed to the Ulster County Development Corporation (UCDC), which develops and implements vigorous initiatives to promote business in the county. UCDC programs support existing businesses, create employment opportunities and bring in new business, providing start-up, retention, and expansion resources through low-interest financial assistance. UCDC is assisted by the Ulster County Industrial Development Agency, which finances major capital expansion projects. The agency promotes the county through print advertisements, direct mail, telemarketing, trade shows, and by hosting representatives from other regions. At home, the UCDC brings a dynamic mix of ideas and abilities to the work of economic development.

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Kingston, Ulster County - #6 in USA for artists

Businesses nationwide now know what local artists have known for more than a decade: Kingston is one of America's top spots for artists, and therefore, a great place to invest in real estate in the next 10 years....

©2007 Chamber of Commerce of Ulster County

Bohemian Today, High-Rent Tomorrow

Creative types are essential to urban and regional economic growth. Here's why – and the cities artists should flock to now

Want to know where a great place to invest in real estate will be five or 10 years from now? Look at where artists are living now.

Sociologists and policymakers have long been touting art and culture as the cure-all to economically depressed neighborhoods, cities, and regions. The reason? It has been proven that artists – defined as self-employed visual artists, actors, musicians, writers, etc. – can stimulate local economies in a number of ways.

Artists are often an early sign of neighborhood gentrification.

...BusinessWeek.com and Sperling's Best Places came up with a list of the best places for artists in the U.S. by identifying the metro areas that have the highest concentrations of artistic establishments. We also looked at the percentage of young people age 25 to 34, population diversity, and concentration of museums, philharmonic orchestras, dance companies, theater troupes, library resources, and college arts programs.

In addition to the presence of like-minded individuals, proximity to wealth is also important. The fact of the matter is that artists can seldom earn a living, let alone become rich, selling to other artists. They need wealthy benefactors to buy their paintings or support their local symphony, which explains why each of the places in the U.S. that we found to be the best for artists are in or located near centers of wealth....

Some of the top ten are traditional art "super cities".... Smaller, less-obvious additions include...the city of Kingston in New York's Hudson River Valley.

by Maya Roney, Business Week, 2/26/07

Ulster Retail Development

Kingston continues to position itself as the one of the two retail shopping headquarters of the mid-Hudson area, with the openings of Panera Bread, Barnes & Noble, Ann Taylor Loft, Coldwater Creek, Chico's, Talbots, Bed, Bath & Beyond, Modell's Sporting Goods and Applebee's Restaurant, all on Ulster Avenue. They join other recent additions including Sav-On Party Central and the Home Goods Store. Kingston already includes retail giants Wal-Mart and Sam's Club, Lowe's, Home Depot, Michael's, Pet Smart, Toys 'R Us, Staples, Office Depot, Burlington Coat Factory, Pier One, Boston Market, as well as the Hudson Valley Mall with its anchor tenants of Target, Macy's, Best Buy, Sears, J.C. Penney and Dick's Sports.

Ulster County - Large Employers

Among the county's significant employers are: The State University of New York at New Paltz, SUNY Ulster in Kingston and Stone Ridge, Uniprise/United Health Care, Ulster-Greene ARC, Gateway Community Industries, Kingston and Benedictine Hospitals, Ametek Rotron, Treasure Chest, Huck Manufacturing, The VirTis Company, Zumtobel-Staff Lighting, Hunter Panels and VAW of America.

Mohonk Mountain House, The Nevele Grande, Emerson Place, Pine Grove Dude Ranch, Rocking Horse Ranch and The Hudson Valley Resort are excellent destination resorts and also employ a significant workforce.

©2004 Chamber of Commerce of Ulster County



Mohonk Mountain House

A Strategic Location...

Whether you're interested in relocating, expanding, or starting a business, you'll find Ulster County a great place to work and live. Nestled between the Hudson River and the Catskill Mountains, Ulster County boasts a strong and diversified economy that encourages collaboration, innovation, and growth.

Located in the heart of the Hudson Valley region, Ulster County is central to the New York City metropolitan region and the New England and Mid-Atlantic markets. Our proximity to major highways, passenger and freight rail lines, and Albany and Stewart International Airports provides convenient national and international access. The availability of regional and national providers of various forms of broadband communications networks makes participating in global commerce effortless. And Ulster County benefits from the lowest electric industrial rates in New York State.

Our most abundant asset is our workforce. Well-educated, motivated, and tech-ready, Ulster County's residents are ready to help your business prosper. And each year, the region's colleges and universities confer roughly 24,000 degrees in the Hudson River Valley providing a steady supply of fresh young minds that enhance the quality of our communities and rejuvenate the workforce.

...and a Beautiful Setting

Clean air and water. Free flowing traffic. Safe communities. Stunning natural landscapes. And above all, the year round recreation for all interests. Add a rich mix of culture, arts, and history and you have the rewarding quality of life offered by Ulster County. Along with excellent schools and health care services, active civic and community groups, these attributes make Ulster County and the Hudson Valley an excellent location to work and live. In fact a Dyson Foundation and Marist College Institute of Public Opinion study found 88% of Hudson Valley residents rate their communities positively with 63% rating them very highly – as either an excellent or very good place to live.

- Ulster County Development Corporation, 2008

Resources

Cohousing Communities

Cohousing Association of the United States: www.cohousing.org

Pioneer Valley Cohousing: www.cohousing.com/index.html

Mosaic Commons Cohousing: www.mosaic-commons.org

Rocky Hill Cohousing: www.rockyhillcohousing.org

Takoma Village Cohousing: www.takomavillage.org

Winslow Cohousing: www.winslowcohousing.org

Cohousing Development

Wonderland Hill Development Corp: www.whdc.com

Cohousing Partners LLC: www.cohousingpartners.com

Coldham & Hartman Architects: www.coldhamandhartman.com

Abraham Paiss & Associates: abrahampaiss.com

Consultants

John Buck and sociocracy: www.sociocracy.info

Green Building

Build It Green: www.builditgreen.org

Geothermal Heat Pump Consortium, Inc.: www.geoexchange.org

Local Region and Market

Chamber of Commerce of Ulster County: www.ulsterchamber.org

Ulster County Development Corporation: www.ulsterny.com