

Grace Carrier

Roberts Research Award Final Report

Throughout my senior year at Bowdoin, I have pursued an independent research project with the Sociology Department on non-profit affordable housing models in small New England towns. I began with an investigation of Resident Owned Communities, which are a form of Manufactured home parks in which the residents of the park corporately own and govern the lot. From there, I expanded to research the Community Land Trust (CLT) model. A traditional CLT is a non-profit organization that separates the ownership of the land from the ownership of the improvements (most often a form of housing). The organization owns the land, which detaches the land from the for-profit market. Residents of the housing own the housing and lease the land, through a long term, inheritable and renewable ground lease. The ground lease enacts a resale restriction on the house, which seeks to balance the allocation of fair equity to the homeowner while maintaining the affordability of the home for the community in perpetuity.

The monies I received from the Roberts Research Award were instrumental in my ability to understand the organization and operation of this model. With the funding, I was able to attend courses on CLT development offered by the Grounded Solutions Network. The Grounded Solutions Network is dedicated to the creation of stronger communities and is one of the leading advocates of CLTs. Their Fall Training Institute consisted of three classes that review the basics of starting a shared equity housing organization, the stewardship of the property, and the appropriate pricing and resale formulas. The classes were an invaluable resource for individuals like myself hoping to gain a technical understanding of the creation of Shared Equity Housing and connect with other individuals engaged in similar work. I was honored to receive the Roberts Research Award, and this funding had an invaluable impact on my research.