

## Madison Cohousing Community Information Sheet



### TROY GARDENS COHOUSING COMMUNITY

<http://affordablehome.org/troy-gardens-2/>

Contact: troygardenscohousing@gmail.com

Size of site: 5 acres

Move-in year: 2006



#### Description

The Troy Gardens Cohousing Community (TGCC) was built in 2006. TGCC consists of 30 energy efficient green-built homes on five acres in Madison, WI. Twenty of the clustered units are reserved for low-moderate income buyers, and 10 units are market rate with no income restrictions. The community was created using universal design concepts. Walking paths and the first floor of all homes are accessible for people with diverse abilities. There are both two and three bedroom units, all with full basements.

#### Physical Space

30 energy efficient green-built homes

**Unit Sizes:** 2 (1066 square feet) and 3 bedroom (1481 square feet)

**Accessibility:** First floor of all units is zero barrier and fully accessible

**Affordable Units:** 20 **Market Rate Units:** 10

**Shared Property:** Gardens, two large courtyards, playground area, rain gardens, walking paths, and storage sheds

#### People

**# Residents:** 53 Adults, 45 Children

**Age Range:** 7 weeks to 82 years

**Community Meals:** 1-3 meals/month

**Other community information:** Monthly condo dues \$275 (includes MACLT Ground Lease fee). TGCC is a Planned Urban Development with a Land Use Restriction Agreement to ensure affordability ongoing

#### Process

**Decision-making:** Majority: A proposal can be presented at a community meeting anytime. Yes votes, abstains, and no votes are recorded. One vote per unit. People can email the Board their vote prior to the 2 week (since proposal was presented). There are two ways for a proposal to pass: (1) a majority of "yes" votes; or (2) if there are 4 or more "no" votes, a supermajority of "yes" votes (> 75%, i.e., 23 of 30 units). The President of the Board will send out final vote counts at the end of the 2-week voting period.

**Committees/Groups:** Troy Gardens Condominium Association Board, Finance, Landscape, Social, Maintenance

#### Troy Gardens Cohousing Community Vision:

"Troy Gardens is a welcoming and affordable cohousing community where we cultivate sustainability, trust, and meaningful connections with one another and the land through celebration, cooperation, and open communication. We are working toward a common house and common areas that facilitate this vision."

#### Unique Features

TGCC is part of Troy Gardens, an award-winning 31-acre urban land use project. Along with the five-acre cohousing community, Troy Gardens includes community gardens, a working organic farm, restored prairie, edible woodlands and other natural areas. The entire property is owned by the Madison Area Community Land Trust (MACLT). MACLT began working on Troy Gardens in 1995 along with a dedicated group of collaborators (Friends of Troy Gardens). The housing component was completed in 2007, after 12 years of planning. MACLT ensures homes remain affordable in perpetuity through a resale formula and it leases the land to homeowners with a ground lease. MACLT liberates land for the benefit of historically marginalized populations at the lowest incomes possible, preserving urban space for community use, and creating deeply and permanently affordable homeownership opportunities for those typically exploited by the housing market.

