

## INFORMATION ON EXISTING WAITLISTS

June 3, 2025

Information was requested and received from:

- Community Builders (CB)
- Community Development Partnership (CDP)
- Community Housing Resources (CHR) – information provided by Community Builders at CHR request

CB & CHR provided information on each property and CDP provided the number from their combined Wait Lists. I researched the properties to find out the number of units and the number of bedrooms in each unit. For CB & CHR that information was available for all units. The total numbers of units through CDP/CB was 138. For CDP, there were some properties where the number by bedroom was not available. The total number of units through CDP was 47. That information is summarized below.

	Total # Units	Total on Waitlist
CB/CHR	138	2,995
CDP	47	274
TOTAL	195	3,269

Number on Waitlist By # Bedrooms	0	1	2	3	4	Total
CB/CHR	392	1,449	827	327	0	2,995
CDP	1	192	76	5	0	274
COMBINED # ON WAITLISTS	393	1,641	903	332	0	3,269

PERCENTAGE OF WAITLIST BY # BEDROOMS	0	1	2	3	4
CB/CHR	13.1%	48.4%	27.6%	10.9%	0.0%
CDP	0.4%	70.1%	27.7%	1.8%	0.0%
COMBINED WAITLISTS	12.0%	50.2%	27.6%	10.2%	0.0%

This information is the best I could collect at this time and is simply a piece of data not the only data we should look at.

In addition to the residential units, CB/CHR has 16 non-residential artist studios. While there is a waitlist of about a dozen but there is basically no turnover. According to staff at CB, the waitlist would be much longer if more people knew.

**ATTAINABLE HOUSING RESEARCH USING CHAT GPT**  
**Summary May 30, 2025**

There were a number of ways local governments can support **attainable housing** identified. Below are options that could apply to Walsh.

**1. Zoning Reform**

- **Allow smaller lots:** Reduce minimum lot sizes to make homes more affordable.
- **Allow duplexes/triplexes:** Legalize small multifamily units in areas zoned for single-family homes.
- **Look at alternative construction possibilities**

**2. Building Construction Options for Attainable Housing**

Method	Pros	Cons	Good For
<b>Modular Construction</b> (factory-built sections assembled onsite)	Fast, high quality, weather-protected during build	Transport limits size; some stigma still	Duplexes, cottages, apartments
<b>Panelized Construction</b> (wall/floor/roof panels pre-made in factory)	Very fast framing, customizable designs, energy efficient	Requires skilled onsite assembly	Single-family homes, small developments
<b>Site-Built Traditional Construction</b> (stick-built)	Flexibility in design, easy to adjust on site	Slow, weather delays, more expensive labor	Custom homes, infill lots
<b>Prefab Tiny Homes / Cottages</b>	Ultra-fast delivery, low cost, minimal land needed	Zoning often restricts, durability varies	ADUs, seasonal worker housing, starter homes
<b>3D-Printed Homes</b> (new tech)	Extremely fast for small structures, lower material cost	Not yet common in cold climates; zoning challenges	Pilot projects, experimental builds
<b>Manufactured Homes</b> (HUD-certified mobile homes)	Very affordable upfront	Can depreciate like cars; harder to finance	Senior housing, starter homes, rural infill
<b>Timber Frame or Post-and-Beam</b> (like Bensonwood)	Extremely durable, beautiful, energy efficient	Higher upfront cost	Energy-efficient cottages, long-lifespan homes

### Cost Comparison (Very Rough Averages in USD)

Option	Cost/Sq Ft	Time to Build	Suitability
Modular	\$100–\$200	Fast (2–4 months)	Suburban/Rural/Urban
Panelized	\$120–\$200	Moderate	Suburban
3D Printed	\$50–\$150	Very Fast	Experimental Areas
Tiny Homes/ADUs	\$100–\$300	Fast	Urban/Infill Lots

### 3. Public-Private Partnerships

- Work with local nonprofits, land trusts, or mission-driven developers to build mixed-income housing.
- Donate town-owned land for housing development with affordability covenants.

### 4. Simplify Permitting for Small Developers (identified by Todd as issue)

Fast-track approvals for projects that meet affordable or workforce housing goals.

- A lot of small local builders *want* to help, but the process is too confusing or slow
- Reduce red tape and unnecessary public hearing requirements that delay or kill small projects.
- Create a checklist and clear timeline for getting housing projects approved.

### 5. Financial Tools

- Create a **local housing trust fund** to help fund attainable housing projects.

### 6. Community Engagement

- Host workshops and public forums to get community buy-in.
  - Combat "NIMBY" (Not In My Backyard) attitudes by focusing on housing for local families, seniors, and young workers.
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## What's Working Best for Attainable Housing Today:

- **Panelized** (ex: Bensonwood / Unity Homes)  
→ Combines precision, energy efficiency, and speed; fits rural towns well.
- **Modular**  
→ Good for small apartment buildings (4-12 units) or duplexes in rural villages.
- **Tiny Homes / Cottages**  
→ If zoning allows, this is *the fastest, lowest-cost* way to add starter homes or workforce rentals.

### Panelized

1. Unity Homes was launched in 2012 as a spinoff of Bensonwood. Offering a portfolio of pre-designed elements, the Unity Homes design system allows homeowners to combine pre-designed elements to fit their needs, their site and their budgets. Health, comfort, energy efficiency and durability are the core components of every Unity home, all with fixed costs on a predictable timeline.



### **Unity Homes — Walpole, New Hampshire**

#### **Project:**

- Small **panelized cottage homes** for rural buyers priced out of traditional builds.

#### **How they built it:**

- Unity factory in Walpole pre-built **walls, floors, and roof panels**.
- Homes were assembled on prepared foundations in **less than 5 days**.

#### **Why panelized?**

- **Super energy efficient** (triple-pane windows, high insulation).
- **Rural-appropriate** designs — New England farmhouse and cottage styles.
- **Modular flexibility** without the "trailer" look.

#### **Cost impact:**

- A 1,200 sq ft Unity home was **30–40% cheaper** to heat annually than a typical home.

Construction costs stayed steady despite material price spikes

2. GO Logic – Belfast, ME <https://www.gologic.us/>



GO Logic provides the **GO Home** line of predesigned, prefabricated homes that combine spatial elegance with industry-leading performance. Their homes are designed for energy efficiency and can be customized to meet individual needs. They use structural insulated panels (SIPs) for enhanced insulation and durability.

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Modular & Prefabricated Housing

Initiatives – some examples

1. West Swanzev Apartments – Swanzev, NH <https://www.avanruddevelopment.com/swanzev-west-apartments/>

Developed by Avanru Development Group, this 84-unit affordable housing complex was constructed using modular components manufactured off-site. The rapid construction timeline—**achieving 80% completion in just 2.5 months**—demonstrates the efficiency of modular building methods.



2. Dooryard Modular Projects – Maine <https://www.dooryard.us/>

Dooryard, a Maine-based firm, employs modular construction to create affordable housing across the state.

Their projects feature energy-efficient designs, including TimberHP wood-fiber insulation and electric systems, with homes priced starting at \$187,000. offering a line of new single family home packages and traditional 2 to 10 unit apartment buildings that fit seamlessly into villages and in-town neighborhoods. Our buildings are designed to meet modern standards of comfort and efficiency in shapes and sizes that recall simpler times

3. Vermod Modular Homes – Wilder, VT <https://vermodhomes.com/>

Vermod designs and builds affordable zero-energy modular homes, particularly as replacements for mobile homes damaged by Tropical Storm Irene. Their homes are highly energy-efficient, aiming to eliminate utility bills for residents.

4. KBS Builders – South Paris, ME - <https://www.kbsbuildersinc.com/>

New England modular builder and manufacturer, for improved lead times, reduced costs, innovative designs, and superior craftsmanship – residential & commercial (apartments/multi-family)



A start to the conversation.