



A FIRST HOME, AT LAST

Starter Homes as an integral part of the
fabric of strong communities

Presented by - Jed Nilson

President and CEO of Nilson Homes

- What innovative and new options have been created for starter homes?
- How can they be designed and built in a way that contributes to the local streetscape and community character?
- How can planners and builders use design to reduce public resistance to affordable housing?



Nilsen Homes – Creating Community



Mission- Our mission is to provide an exceptional experience for clients, team members, and partners by building thoughtfully designed, expertly crafted homes in lasting communities planned for all stages of life.

Vision Statement- We improve lives by creating community.

Our commitment to implement our mission is no less important when it comes to building attainable First Homes.

Attainability doesn't require the sacrifice of quality

PLANNING:

- Income/housing type **integration**
- **Amenities** that matter – gathering spaces, trails, community spaces, monumentation
- Walkable, “front porch focus” **community feel.**
- **Owner occupancy** deed restriction addresses a concern that many neighbors and elected officials raise. It also helps homeowners build equity and secure middle-class stability.





A First Home, a Quality Home

Attainability doesn't require the sacrifice of quality

PLANNING:

- Income/housing type **integration**
- **Amenities** that matter – gathering spaces, trails, community spaces, monumentation
- Walkable, “front porch focus” **community feel.**
- **Owner occupancy** deed restriction addresses a concern that many neighbors and elected officials raise. It also helps homeowners build equity and secure middle-class stability.

Nilsen Homes - First Homes - Sample Specs/Pricing

RAMBLER STYLE

| | HOME A | HOME B | HOME C |
|----------------|------------------------|------------------------|------------------------|
| Home Type | Single-Family Detached | Single-Family Detached | Single-Family Detached |
| Square Footage | 900 sq. ft. | 1,000 sq. ft. | 1,100 sq. ft. |
| Bed/Bath | 2bed/2bath | 2bed/2bath | 3bed/2bath |

Base Price (includes landscaping)

← \$340k - \$390k →

~45% of homes will include a 2-car garage

~30% of homes will include a 1-car garage

~25% of homes will have the option to add a garage later

TWO-STORY STYLE

| | HOME A | HOME B | HOME C |
|----------------|------------------------|------------------------|------------------------|
| Home Type | Single-Family Detached | Single-Family Detached | Single-Family Detached |
| Square Footage | 1,200 sq. ft. | 1,350 sq. ft. | 1,500 sq. ft. |
| Bed/Bath | 2bed/2bath | 2bed/2bath | 3bed/2bath |

Base Price (includes landscaping)

← \$370k - \$400k →

~50% of homes will include a 2-car garage

~50% of homes will include a 1-car garage



A First Home, a Quality Home



DESIGN:

- Architecture
 - Garage Placement & Access
 - Front Porch
 - Vertical Variation
- Installed front yard landscaping
- Streetscaping
- Opportunities for sweat equity (unfinished basement, detached garage)



A First Home, a Quality Home



DESIGN:

- Architecture
 - Garage Placement & Access
 - Front Porch
 - Vertical Variation
- Installed front yard landscaping
- Streetscaping
- Opportunities for sweat equity (unfinished basement, detached garage)



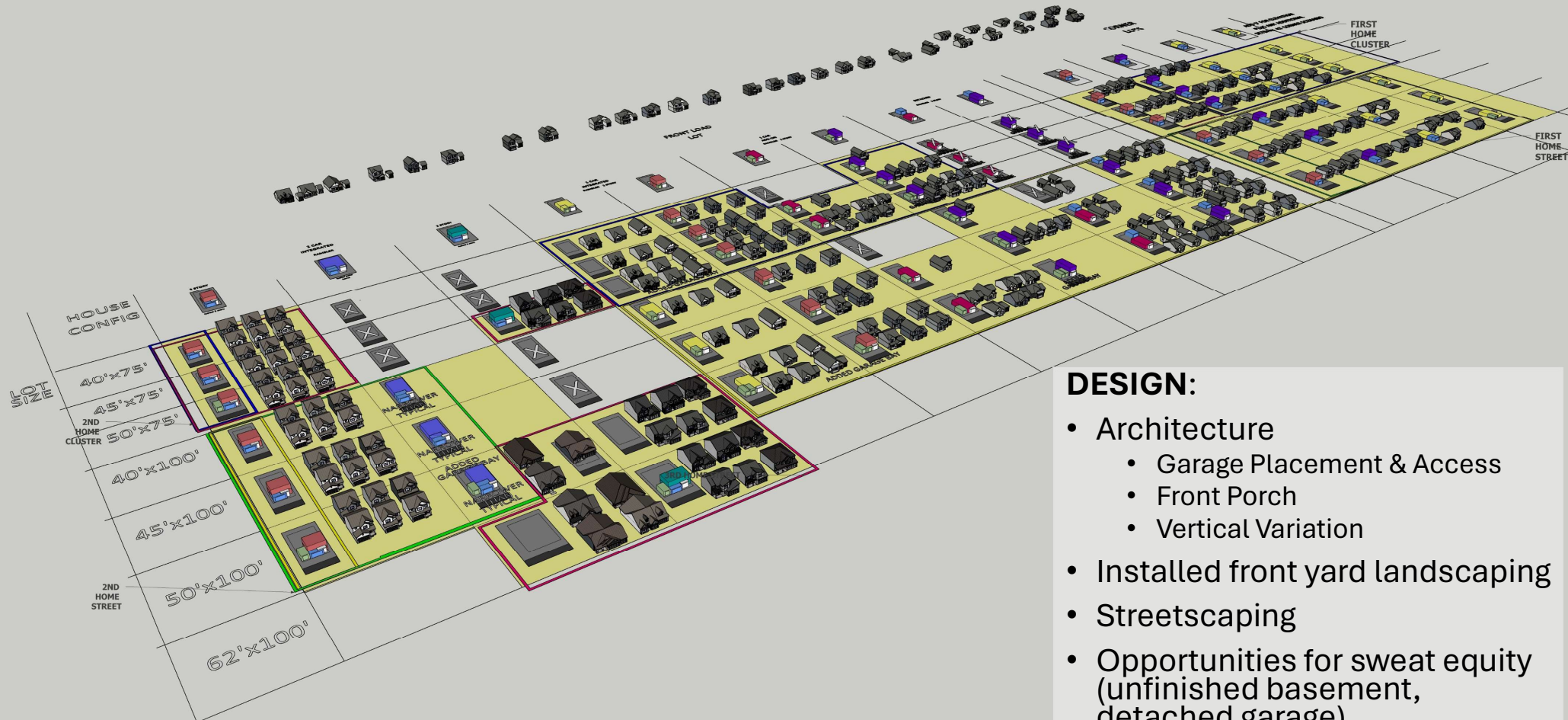
A First Home, a Quality Home



DESIGN:

- Architecture
 - Garage Placement & Access
 - Front Porch
 - Vertical Variation
- Installed front yard landscaping
- Streetscaping
- Opportunities for sweat equity (unfinished basement, detached garage)

A First Home, a Quality Home



DESIGN:

- Architecture
 - Garage Placement & Access
 - Front Porch
 - Vertical Variation
- Installed front yard landscaping
- Streetscaping
- Opportunities for sweat equity (unfinished basement, detached garage)



A First Home, a Quality Home



MANAGEMENT:

- Set up the HOA to be:
 - Affordable
 - Professionally managed
 - Financially stable in the long term
 - Efficient in maintenance
 - Communicate and enforce clear quality standards
- Owner occupancy deed restriction



What can you do to promote quality attainable housing in your community?

It is going to take a *stretch effort* from all stakeholders (lenders, local and state elected officials and staff, developers, and builders) in order to meet this challenge.

Thank You



A FIRST HOME, AT LAST

Starter Homes as an integral part of the
fabric of strong communities