

The Crooked Forest Project: Shared-Equity Solutions for Affordable Housing

Holly Noonan and Joseph F. Kennedy

Goals of this presentation

- Introduce Crooked Forest Institute
- Describe the need for affordable healthy housing
- Possibilities for creating a new system of housing in Grant County
- Future Projects
- Opportunities to collaborate



Crooked Forest Institute

- Founded in 2022 by Holly Noonan and Joseph Kennedy
- 501c3 + for-profit elements
- Dedicated to make small affordable adobe homes accessible
- Resiliency neighborhoods
- Promote housing infrastructure ecosystem
- Numerous local advisors



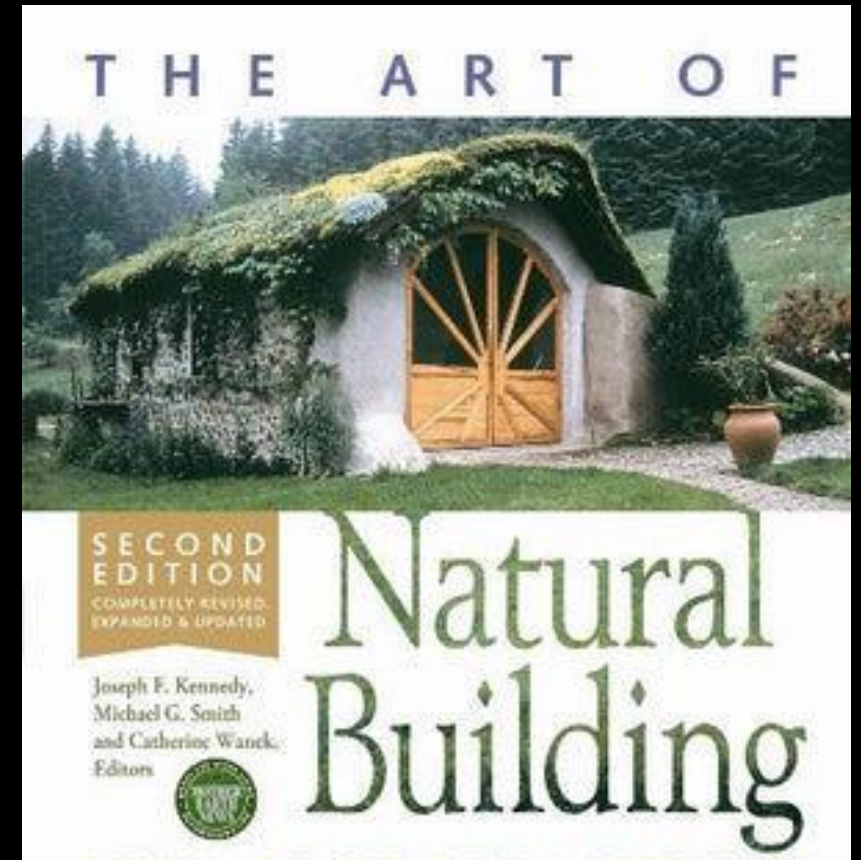


Holly Noonan

- Holly Noonan is a social worker and a functional medicine health coach.
- She has started two other nonprofit organizations. She has completed three building projects, including finishing her own masonry home for a sensitive person.
- Holly will manage daily operations, program development, marketing, and business management.
- Holly is passionate about economic justice for disenfranchised, BIPOC and disabled populations.

Joseph F. Kennedy

- Degrees in Architecture and International Peace Studies
- Taught architecture for many years
- Pioneer in natural building
- Written two books
- Currently in WNMU MAIS degree program – Art and History
- Joined Crooked Forest Institute in 2022
- Wants to create business to help community development



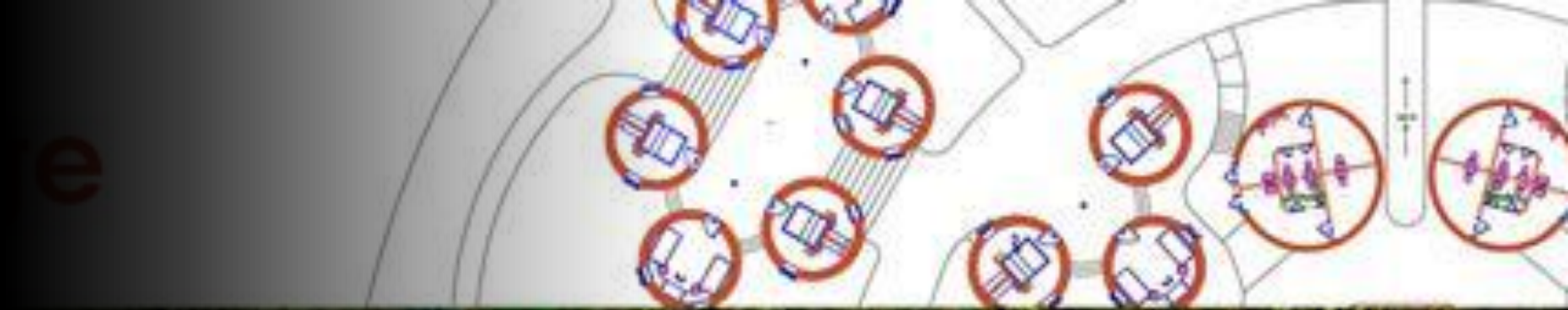
The Problem

- Deteriorating affordability (housing 6x median income)
- Extreme lack of housing options for chemically sensitive people (This population is growing (20%))
- Housing reliant on international supply chains/ non-local economy
- Significant demand for healthy housing options but little availability.
- Lack of consumer protection and social justice for lower-income Americans in our current housing system
- Lack of elder housing in community



The Solution

- Earth-based construction
- Disability forward design
- Wellness planning
- Updated regulations
- Vocational training
- Local materials manufacturing
- New financing mechanisms
- Local economy/ business creation
- Community Land Trusts
- Prototype communities



Disability Standards (From The Kelsey)

- Design for Disability
 - ADA
 - 26% disability. 6% housing supply
- Inclusive Design
 - Chemical Sensitivity
 - Neurodiversity
- Strategies
 - Mobility and Height
 - Hearing and acoustics
 - Vision
 - Health and Wellness
 - Cognitive Access
 - Support needs



Models

- Community Rebuilds
- School of Constructive Arts
- Colorado Earth
- Thistle and Nest (CLT)
- Brick by Brick
- Square One Villages
- InOurHands
- Mobile Loaves and Fishes



Social and Economic Community Strategies

- Working with proven models
- Engaging stakeholders early on
- Encouraging self-reliance and bootstrapping approaches
- Education and vocational training
- Business creation
- Leverage existing community groups (WILL, HMS, WNMU, Housing Task Force, Future Forge) to help gain traction)
- Inclusive empowerment model for potential clients and partners



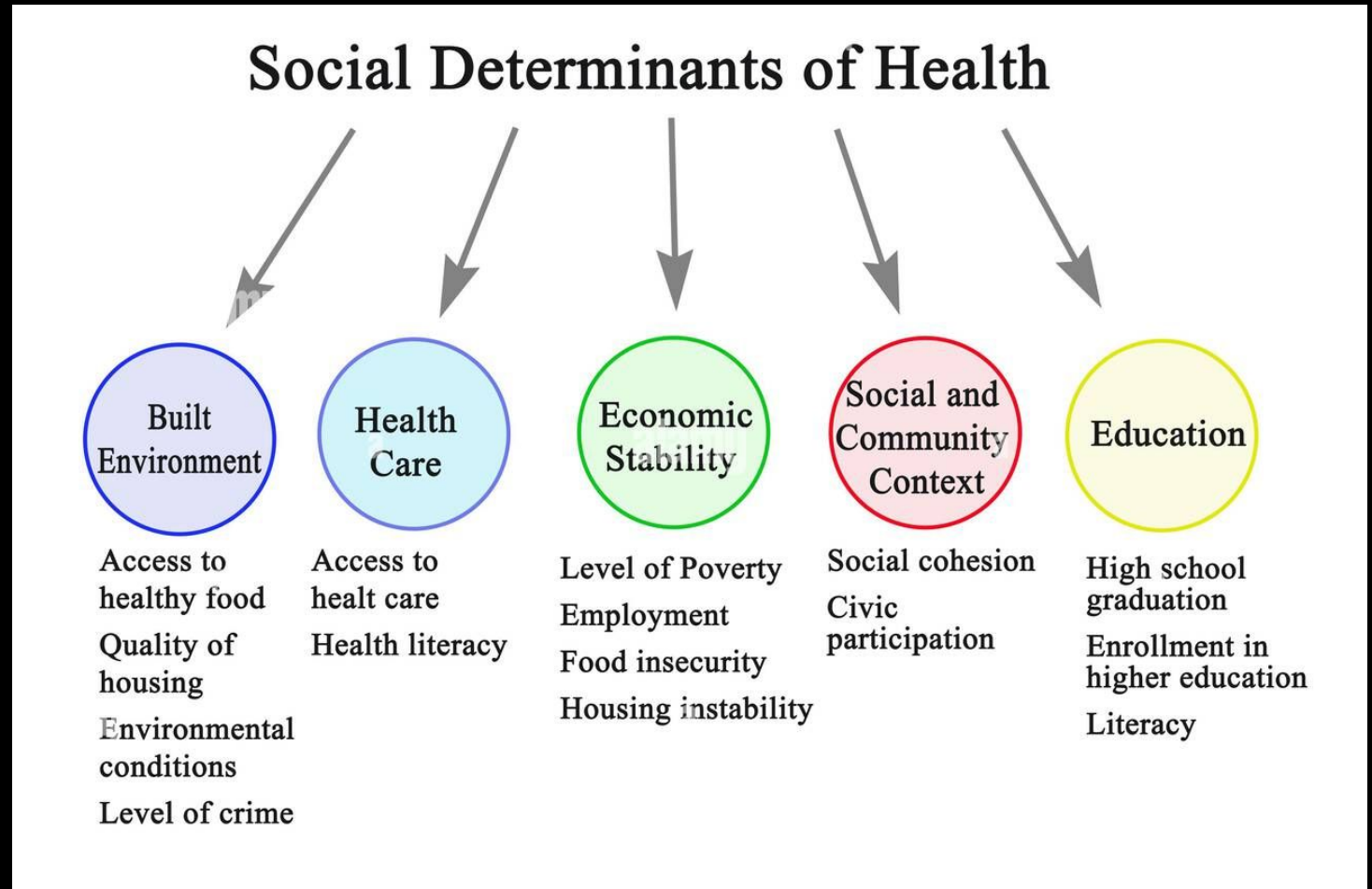


Healthy Affordable Housing Market

- Sensitives expanding rapidly
- Housing inequity is systemic and must be addressed systemically
- Community-skill based
- Based on local resources
- Modest scale
- Secure tenure
- Helps build local economy

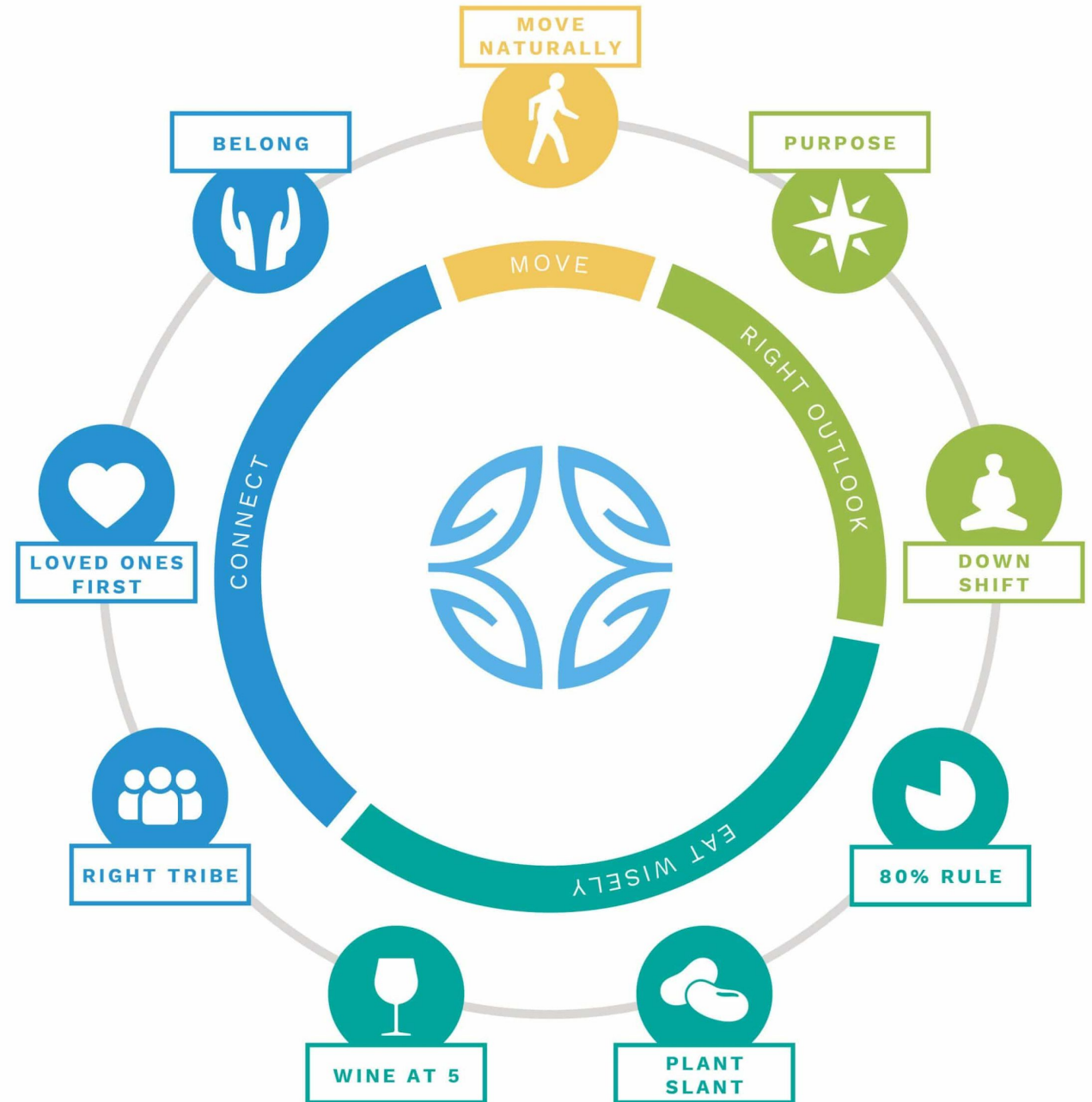
Social Determinants of Health

- Neighborhood and built environment
- Healthcare access and quality
- Economic stability
- Social and community context
- Education access and quality



Blue Zone Living

- Knowing your sense of purpose
- Prioritising stress relief
- Eating until you're only 80% full
- Making movement a routine part of your day
- A primarily plant-based diet
- Alcohol in moderation
- Family (chosen or biological) first
- Connecting with a community
- Social circles that support health behavior



Architecture

- Historical precedents
- Local and international
- Traditional and new villages
- Modest square footage
- Water, energy, food and habitat creation
- Age in place strategies
- Design for long term durability and affordability



Small scale design

- Modest square footage
 - Learn from “Tiny House” and “Not So Big House” strategies
 - ADUs
- Simple construction
- Value engineering to minimize waste
- Cluster development
- Shared services
- Can fit into existing infrastructure easily



Materials strategies

- Local
- Healthy
- Self-made
- Economically viable
- Culturally supportive
- Achievable
- Durable
- Fireproof, mold-proof, pest-proof



Village Scale Development

- Social connection
 - Support community support initiatives like the Villages
 - More social cohesion
- Shared resources
 - Return of the Commons
- Common landscape strategy
- District-scale power and water collection
- Community Land Trusts
- Community resilience and land restoration



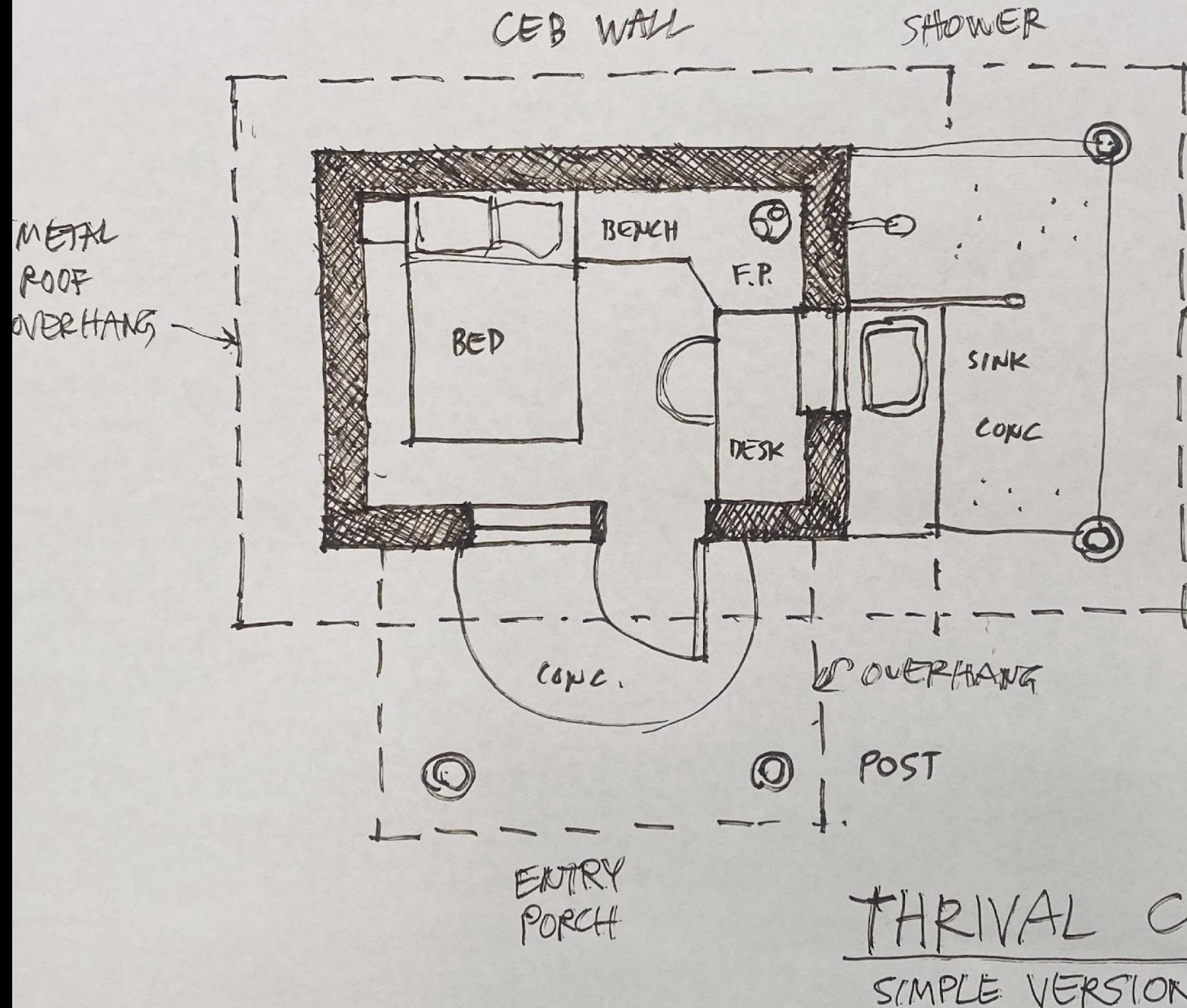
Clientele

- Diversity
- Health compromised people
- Sensitives and neurodivergents
- Elders
- Students
- Workers
- Renters to owners
- Low income
- Downsizers
- Single parents



Current Projects

- Organizational Development
 - Buying land – community center
 - Four businesses
 - CEB brick factory
 - Planned unit development
 - RV Park/ tiny house rentals
 - School (Crooked Forest Institute)
- Thrival cabin
- Design systems development
- Materials sourcing and development
- Creation of volunteer/student housing



Future Possibilities

- Casita 2.0 design
- Vocational training center and prototype development site
- Compressed Earth Block factory
- Workforce villages on a CLT
- In-town elder villages and associated caretaker villages
- Elder living on campus



Community Land Trust

- Partner with local stakeholders (nonprofits, government, housing advocacy groups, etc.)
- Establish a 501c3 membership organization
- Receive land donations and bequests (can be non-contiguous)
- Protect land in perpetuity for the benefit of the community
- Build perpetually affordable housing on it



**GROUND
ED
SOLUTIONS
NETWORK**

Opportunities to Collaborate

- Contribute to our work
 - Catalyze Community Land Trust
 - Become an advisor to CFI
 - Volunteer – we will have different opportunities coming up, stay tuned)
- Land donation
- Funding (grant writing)
- Legal and code assistance
- Design and construction
 - Fabrication partners (Future Forge)
- Help develop new legal and financial models (CLT, cooperative businesses)
- Promotion and outreach
 - Radio
 - Regular monthly meetings



Contact us

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