



OVER

CELEBRATING
30

YEARS



**Leveraging Manufactured Housing and Community Land Trusts to
Create Long-Term Affordable Homeownership**

About NPHS

Interconnected Social Enterprise Ecosystem

VISION

NPHS **envisions** a future where every family thrives in financial prosperity, and lives in healthy, equitable, and economically vibrant communities.

MISSION

NPHS' **mission** is to build equitable communities through innovative housing and economic solutions that enhance individual well-being, neighborhood vitality, job creation, and climate resilience.

Generational Wealth
Building and Preservation

CDFI Inclusive Consumer
Lending

Affordable Housing
Development



Integrated Approach to Affordable Homeownership

- **Manufactured Housing:** Achieve faster construction at lower costs while minimizing environmental impact.
- **Community Land Trust:** Preserve and protect affordable homeownership in perpetuity.
- **Energy Efficiency:** Reduce utility costs while lowering greenhouse gas emissions and conserving natural resources.
- **Health-Conscious Features:** Promote healthier living by improving indoor air quality and reducing exposure to harmful toxins, but also supporting aging in place and multigenerational living.
- **Wildfire Resilience:** Provide enhanced safety while helping to protect entire neighborhoods by reducing the spread of fires and minimizing damage to the surrounding environment.
- **CDFI:** Source down payment assistance to low- and moderate-income homebuyers.
- **Local Government Partnerships:** Leverage resources to create long-term affordable homeownership.



City of Chino



City of San Bernardino



Scaling Climate Resilient and Adaptive Homeownership that is Accessible to Everyone

Genevieve Property



San Bernardino Infill Development Phase I

10th Street Property



San Bernardino Infill Development Phase II

Gateway Demonstration Project

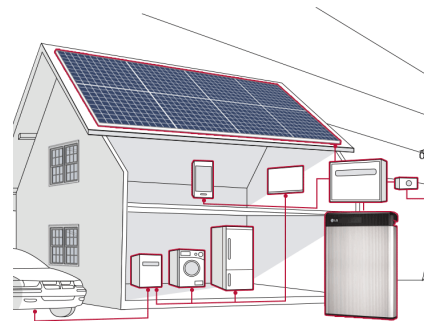


Gateway Demonstration Project (Current)



San Bernardino Gateway Factory-Built Demonstration Project

- Factory-built single-family home with ADU
- Net-zero with solar, energy storage, and EV-ready
- Healthy features, including indoor air quality monitors and universal design
- Climate resilient, with Wildfire Preparedness Certification by IBHS
- 99-year permanent affordability through the NPHS CLT



Residential Energy

City of San Bernardino

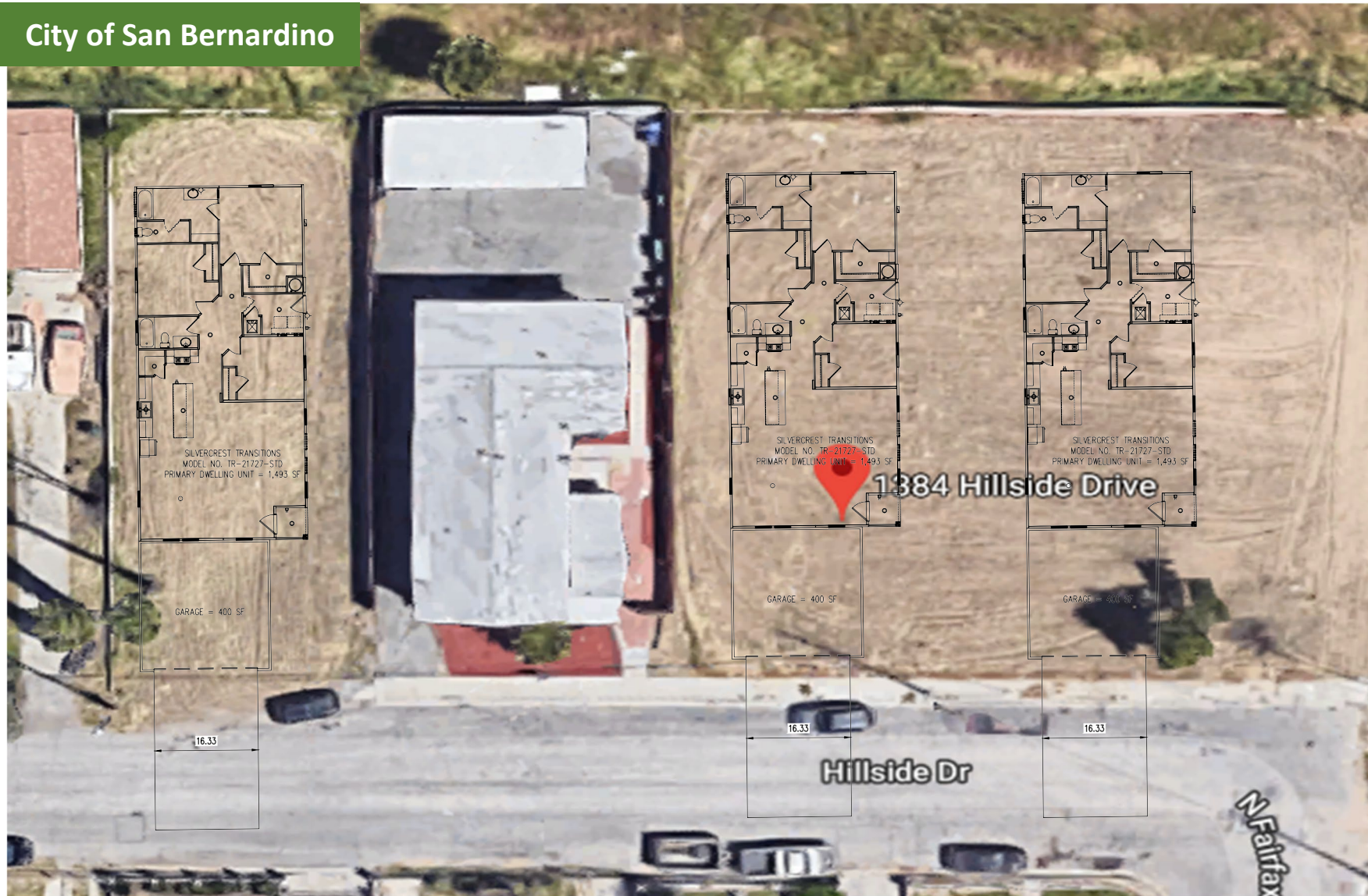


Homes that Rise to Meet the Wellness of Families



Site Plan

City of San Bernardino



Hillside Development

Redeveloping vacant lots for affordable homeownership.



Single-Family Homes

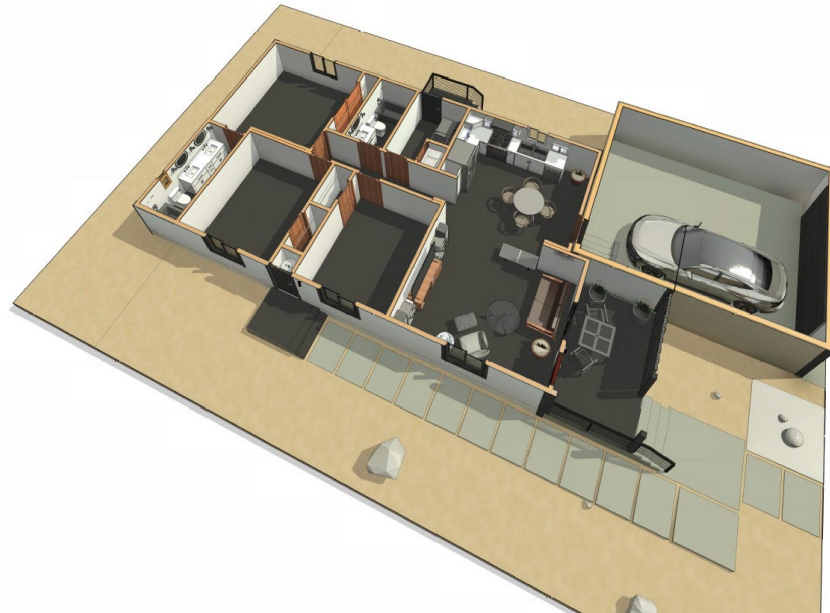


Desert Highland Community Land Trust Development Palm Springs, CA

Desert Highland Neighborhood

- Manufactured Construction
- Pushing Design with Mid Century Features
- Net Zero with Solar and Energy Storage
- Community Land Trust for Long-Term Affordability (99 Years)
- Leveraging Land Use with SB 9 Lot Split
- Integrated Heath Features and Wildfire Resilience Certification



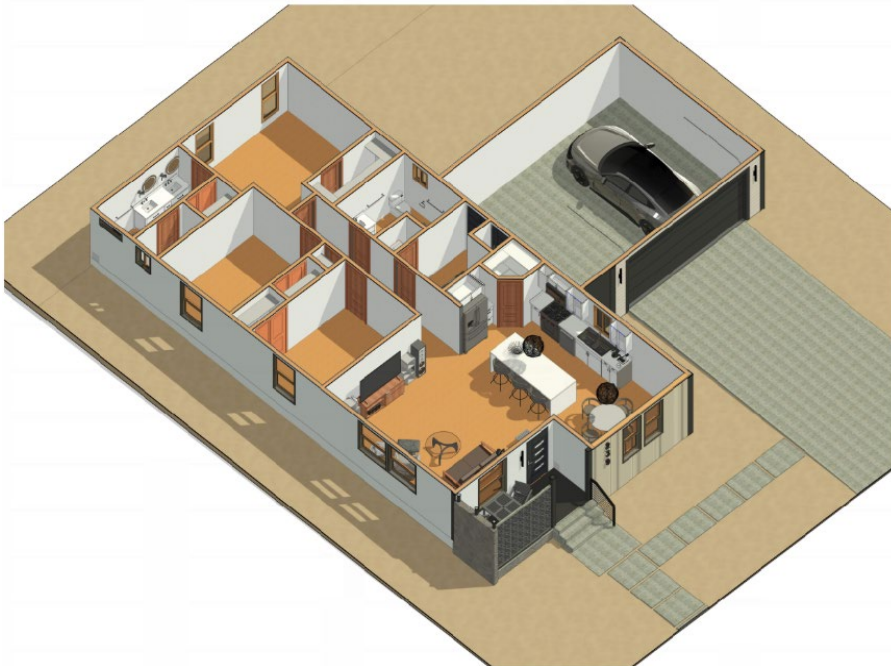


The Santa Rosa Retreat

- Approx. 1,494 square feet in size
- 3 bedrooms
- 2 bathrooms
- 2 car garage 400 sq ft
- Solar Panels and Battery Storage
- WUI Plus Package
- Dual Tempered Glass
- Energy Star Rated
- Electric Appliances included
- Water Resistant Plank Flooring
- Integrated Health Features
- Wildfire Prepared Home Plus Designation*

The San Jacinto Villa

- Approx. 1,200 square feet in size
- 3 bedrooms
- 2 bathrooms
- 2 car garage 400 sq ft
- Solar Panels and Battery Storage
- WUI Plus Package
- Dual Tempered Glass
- Energy Star Rated
- Electric Appliances included
- Water Resistant Plank Flooring
- Integrated Health Features
- Wildfire Prepared Home Plus Designation*



{SB 9 REAR S/B = 4.00}

(97.71')

R1D FRONT YARD S/B = 25.00

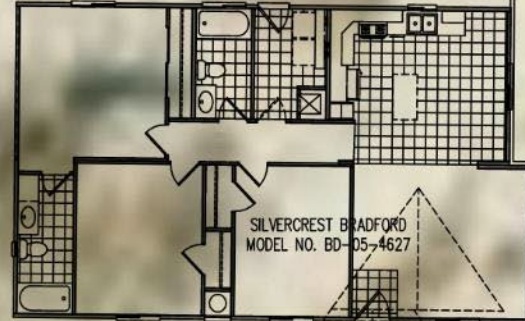
{SB 9 SIDE S/B = 4.00}

{SB 9 SIDE S/B = 4.00}

{SB 9 SIDE S/B = 4.00}

(90.76')

APN 669-401-010



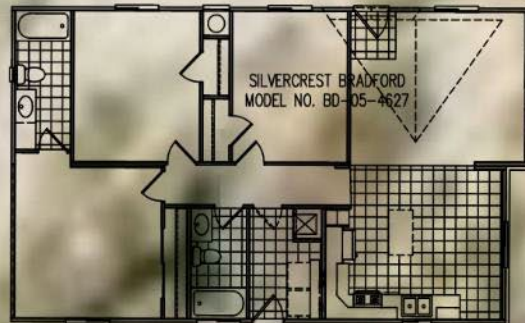
GARAGE = 400 SF

D/WAY

(ENTRY TO BE
MODIFIED BY FACTORY)

BLDG SEP. = 14.74

(ENTRY TO BE
MODIFIED BY FACTORY)



GARAGE = 400 SF

D/WAY

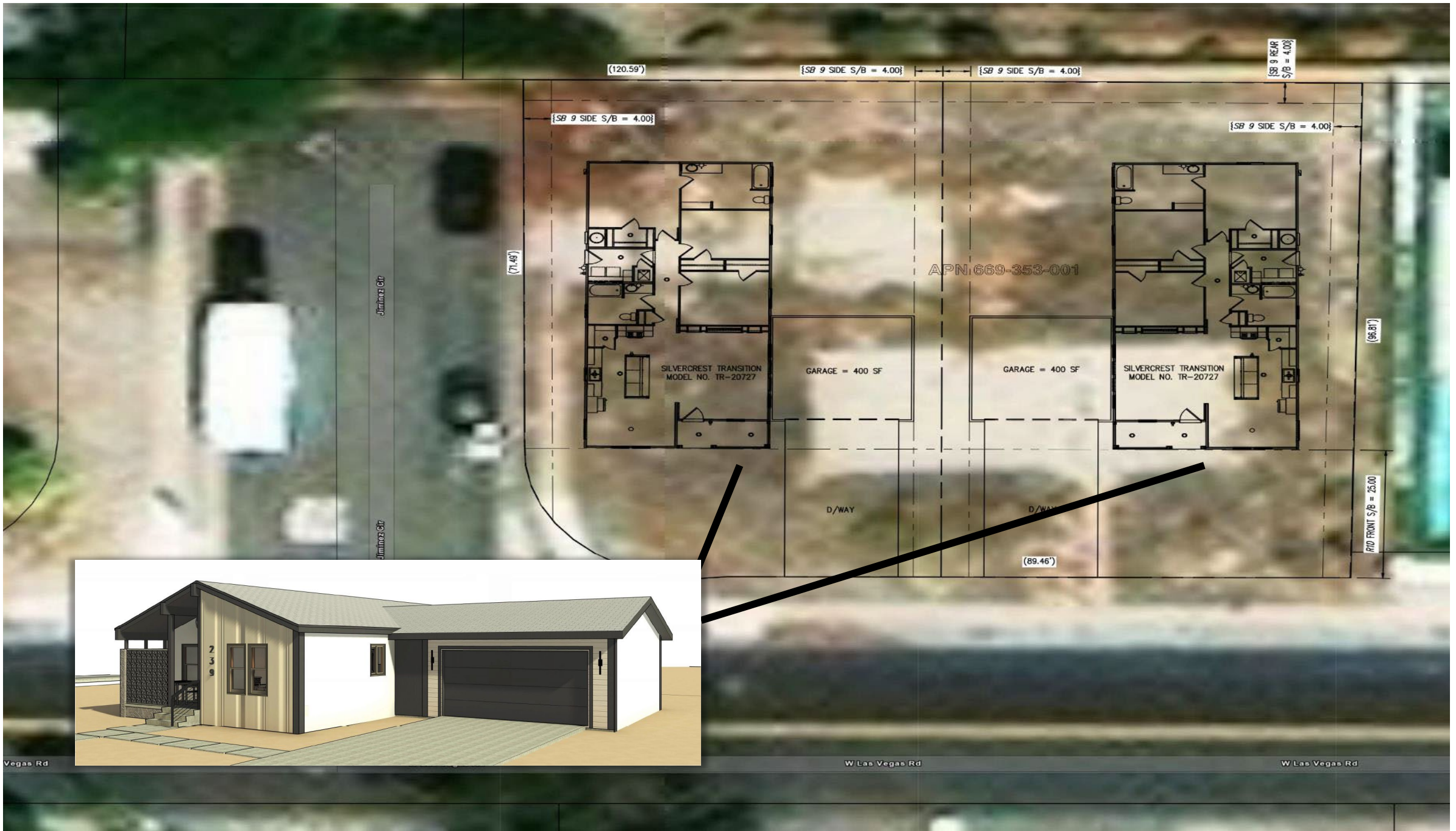
(97.74')

233 WTRAMVIEW RD
PALM SPRINGS, CA 92262

(90.85')

{SB 9 SIDE S/B = 4.00}







This development aims to benefit the City of Palm Springs, the neighborhood where the homes are located, and low-income homebuyers.



The project will provide homeownership opportunities for low-income households who earn 80% or less of the area median income (AMI). *Rosa Parks property would allow homeownership opportunities for households up to 120% AMI.



By targeting buyers within this income range, NPHS offers viable homeownership options for those who struggle to find housing within their budget in our current housing affordability crisis.



To ensure long-term affordability, each property will be placed in a Community Land Trust (CLT), ensuring a 99-year affordability commitment.



This model will be utilizing innovative development practices and sustainable affordability through creative ownership structures.



**Community Land Trust
Preserving Long-Term Affordability**



STRUCTURE:

The resident owns the home or commercial property

PERMANENT AFFORDABILITY:

A 99-year old ground lease between the CLT and owner ensures long-term affordability

LAND:

CLT retains permanent ownership of land

BASE RETROFIT EXISTING HOMES

5-FOOT HOME BUFFER

- ✓ Remove ALL vegetation, trees including overhanging branches, grass/turf, wood/rubber mulch, and any stored items within 5 feet.
- ✓ Replace 5 feet of wood/vinyl fencing within 5 feet of the home with metal fencing.
- ✓ Do not store or permanently park anything in this area.
- ✓ Routinely clear tree debris.

PREPARE HOME

- ✓ Routinely clear tree debris from roof and gutters
- ✓ Ensure roof is Class A fire-rated & gutters are made of metal
- ✓ Install ember-resistant vents or cover them with 1/8" metal mesh
- ✓ Ensure a 6-inch vertical noncombustible material at base of walls & decks

WILDFIRE PREPARED

— A PROGRAM OF IBHS —

MAINTAIN THE DECK AND YARD (Within 30 feet)

- ✓ Decks: Routinely clear tree debris, replace combustible furniture, & maintain the underdeck area; enclose low-elevation decks
- ✓ Yard: Regularly clear debris, pruned and spaced trees/vegetation, move firewood & large propane tanks to 30+ feet
- ✓ Place structures at least 10 feet away and maintain the 5-foot noncombustible buffer around them*

PLUS NEWER CONSTRUCTION OR RENOVATIONS

UPGRADE YOUR HOME'S EXTERIOR

- ✓ Enclose underside of eaves
- ✓ Cover gutters
- ✓ *Move structures 30+ feet away
- ✓ Upgrade windows & doors
- ✓ Install noncombustible siding
- ✓ Enclose under bay windows
- ✓ Build or retrofit to a noncombustible deck
- ✓ Remove back-to-back fencing

Homes that Rise to Meet the Wellness of Families

Integrating **energy efficiency**, **healthy features**, and **climate resilience** in home construction enhances family wellness. Our homes will include the following features:

1. Eco-Friendly Construction
2. Highly Energy Efficient Ecosystem
3. Solar Panels and Energy Storage
4. EV Ready
5. Indoor Air Quality Monitors, Universal Design
6. Wildfire Preparedness Certification by IBHS

These features prioritize energy efficiency, health, and climate resilience to promote family well-being.



Affordable Designer ADU Cottages



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