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THE HOMES ASSOCIATION HANDBOOK

- *A Guide to the Development and Conservation of*
- *Residential Neighborhoods with*
- *Common Open Space and Facilities*
- *Privately Owned and Maintained by*
- *Property-Owners Associations Founded on*
- *Legal Agreements Running with the Land*

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THIS BULLETIN WAS PREPARED UNDER CONTRACT FOR THE FEDERAL HOUSING ADMINISTRATION WITH THE COLLABORATION OF THE U.S. PUBLIC HEALTH SERVICE AND THE CO-SPONSORSHIP OF OFFICE OF CIVIL DEFENSE, URBAN RENEWAL ADMINISTRATION, VETERANS ADMINISTRATION & NATIONAL ASSOCIATION OF HOME BUILDERS.

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Foreword

Homes associations for the maintenance of common properties under agreements running with the land can be traced conceptually as far back as medieval England. Pioneered decades ago in modern form, several hundred such associations with memberships embracing over a hundred thousand homes now exist in the United States. Prior to the study reported here, the experience of these associations has never been systematically examined.

The Federal Housing Administration, seeing the potential value of such an examination as a major aid to land planning progress, enlisted the cosponsorship of five other interested agencies. The FHA and its co-sponsors then selected the Urban Land Institute to undertake the study. In the spring of 1962 ULI launched a nation-wide investigation of existing subdivisions and community developments having common properties maintained by Homes Associations. Results of the study are reported here. The Urban Land Institute has borne the costs of general supervision, printing, and publication of this handbook.

The study was made for the Federal Housing Administration, Technical Studies Program, under FHA contract No. HA (---) fh-844, with the collaboration of the Division of Environmental Engineering and Food Protection, and National Institute of Mental Health, Public Health Service, HEW, co-sponsored by the Office of Civil Defense, Urban Renewal Administration, Veterans Administration and National Association of Home Builders. In addition to funds, the sponsors provided to the Institute the services of two investigators, Byron R. Hanke of FHA and William C. Loring of PHS. Their agencies placed them on full-time detached assignment to the Institute for the study.

This bulletin contains the findings and recommendations of the Urban Land Institute resulting from its Homes Association Study. The Institute assumes full responsibility for its contents which does not necessarily reflect the position or policy of the sponsors. The report is for use by the FHA and its co-sponsors at their own discretion.

Homes Associations have long been of intense interest to me, and the firm I head, Mason-McDuffie Co., has established them in many developments. Among them is St. Francis Wood in San Francisco, which has successfully stood the test of a half century of operation.

It is our firm belief that the information and recommendations contained in the handbook will be of major value to land developers, planners, home builders, appraisers, mortgage lenders, realtors, attorneys, association officers, and public officials concerned with the planning, development, and operation of stable and attractive residential areas for the home owner and the community.



Maurice C. Read, President, ULI

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