



By Chris Smith

Just enough room for the short stuff

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SPEAKING OF ROSELAND, several new homes soon will be built there and sold for between about \$230,000 and \$365,000. In a county desperately short of housing priced for mere mortals, that's exciting.

Even more exciting is the unusual arrangement that will assure that those homes will remain affordable to future buyers, forever.

In a nutshell, the resale value won't soar because moderate-income buyers will purchase only the houses, not the pricey Sonoma County land under them.

The land is owned by the Housing Land Trust of Sonoma County, which receives property as gifts or buys it with donated money. The trust is building its first-ever development off West Avenue.

It will sell the homes to working families that will agree that if they ever sell the homes, they'll sell them at prices affordable to families with income similar to their own.

This is one of the things there should be more of.