

# Rural Development, Inc.

Home Ownership Program  
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## Wisdom Way Solar Village Fact Sheet:



- The Village is located at the corner of Wisdom Way and Petty Plain Road near the fairgrounds in Greenfield, Massachusetts.
- Rural Development, Inc. is the developer and general contractor.
- The Greenfield Planning Board approved the Definitive Subdivision Plan on May 3, 2007; construction is scheduled to begin in the Fall of 2007.
- Ten duplexes will be constructed for a total of twenty homes.
- There will be two open spaces suitable for a community garden and for play space.
- All houses will be *near zero net energy* homes producing almost as much energy as they consume.
- Green features of all the buildings will include:
  - Solar electric system (photovoltaics)
  - Solar hot water for domestic water use
  - Double thick walls for R-43 cellulose insulation and low sound transmission
  - High performance windows
  - Sustainable building materials (as much as possible)
  - Quiet mechanical ventilation for good indoor air quality
  - Hardwood floors, for beauty and good indoor air quality
  - Energy Star Homes certification
  - LEED<sup>®</sup> for Homes certification (a national standard for green building)
  - Home owner education
- Two homes will be fully accessible and rented to people with physical disabilities.
- Eleven homes will be sold to people with low-income (below 80% median income).
- Seven homes will be sold to people with moderate-income (above 80% median income).
- All homes will be designed to allow people with disabilities to visit on the first floor.
- All owners will be members of a condominium association and will own the outdoor space in common.
- The road and sidewalk will be a public way maintained by the Town.
- Meetings are currently being held every month for interested buyers to contribute to the planning.
- A combination zero net energy demonstration/education and community center is planned (if funding is available).
- The integrated planning and design team includes Austin Design; Rockwell and Associates; Steven Winter Associates; Vincent P. Guntlow Associates; David Singer, Esq., Western Massachusetts Electric Company, potential buyers, and Rural Development, Inc.
- Contact Cynthia Bleil at (413) 863-9781 ext. 149 or at [cbleil@fcrhra.org](mailto:cbleil@fcrhra.org) for more information.

**June 2007**