

bell's pond community space



COLUMBIA
LAND CONSERVANCY



Image courtesy Columbia-Greene
Habitat for Humanity

The Bell's Pond Community Space is an opportunity to support innovative conservation efforts combining access to nature, climate-conscious design, habitat restoration, and affordable homes for people who live and work in our communities.

Your investment will:

- Support the purchase of land for approximately 50 affordable homes created by Columbia-Greene Habitat for Humanity and Trillium Community Land Trust.
- Restore 100 acres of streamside and meadow habitats.
- Establish an accessible trail system.
- Cultivate an ethic of care among community members, who will steward the trails and neighborhood green space.

Why is housing a conservation issue?

Ensuring and maintaining affordable housing options is critical to the county's overall sustainability. The median price of a home in Columbia County rose from \$246,000 in 2019 to \$525,000 in 2025 - making it nearly impossible for people like farmers, nurses, teachers, and community support staff to live here.

Housing and conservation are both critical needs many in our communities are working to address. Both require thoughtful and often complex decision-making for responsible land use. Projects like the Bell's Pond Community Space are innovative examples of how it is possible to both increase affordable housing stock and increase access to nature.

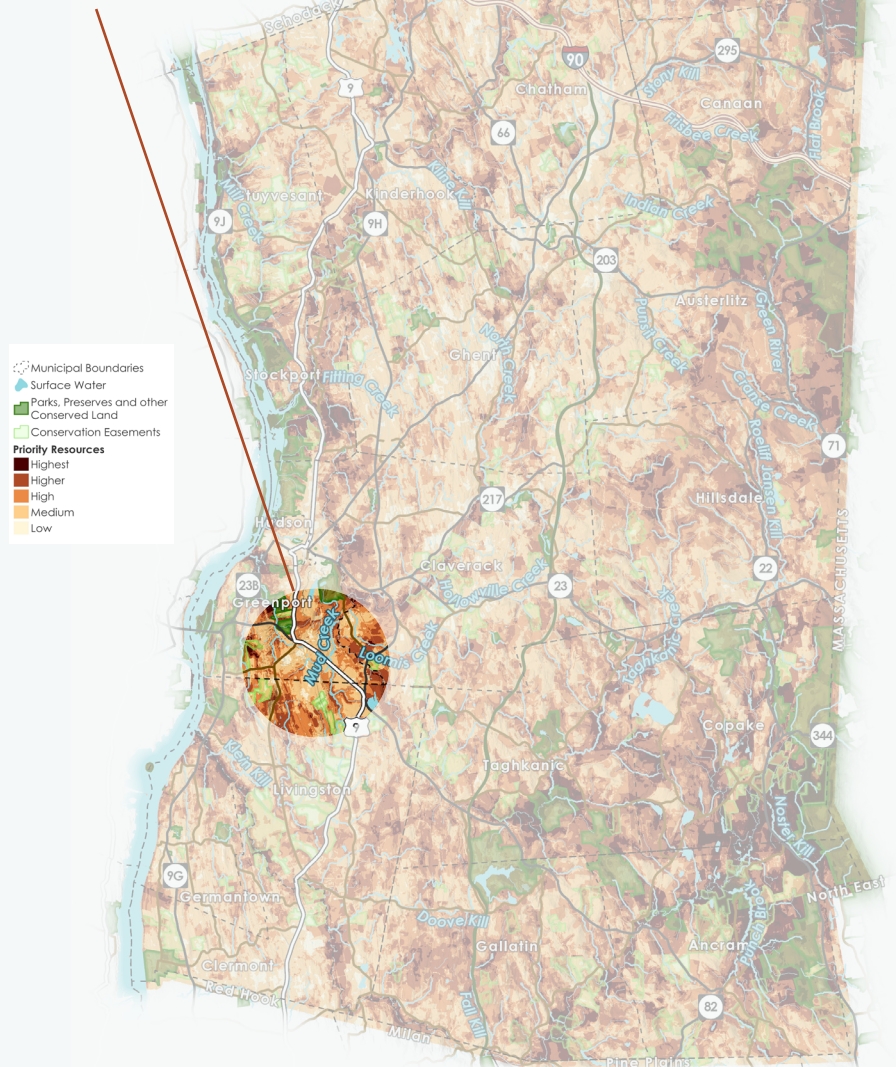
These new homes will be constructed to be climate-friendly, and building clustered communities reduces costs and habitat fragmentation. These types of new rural communities, when interconnected with thoughtfully managed open spaces, benefit our local ecosystems while simultaneously increasing our supply of affordable homes.

“I grew up in Columbia County, and I’m raising my family here. But buying an affordable home in Columbia County was nearly impossible. There’s very little housing stock, and the competition for what’s available is incredibly stiff.

I hope this project can help families like mine.”

- Mandy, community member

145 acres of land:
115 will become a restored greenspace



A Landscape of Possibility

This is a unique opportunity to advance conservation goals and pioneer an innovative approach to protecting land while creating affordable homes and shared outdoor space.

As a conservation organization, CLC has the obligation to ensure that our community thrives, which means balancing the need for housing with conserving the most important landscapes..

With philanthropic support, this space will become:

- A place where our community can access nature
- A demonstration of energy-efficient, climate-friendly housing design that is affordable
- A place where community members invest their time and skill to care for a restored landscape



Strategies:

- Collaborate with partners in the Hudson Valley Alliance for Housing and Conservation, including Columbia-Greene Habitat for Humanity, Trillium Community Land Trust and Scenic Hudson. CLC will purchase the property and create the community greenspace; Trillium and Habitat will construct approximately 50 homes on the remaining land.
- Encourage 2,500 acts of care per year among land stewards restoring and maintaining the trails and green space at Bell's Pond.



One of the central components of this project is creating a community green space that will include accessible trails for members of the community.



Community members will have the opportunity to restore the ecological health of the property, creating habitats for pollinators and potentially regionally-rare grassland birds.



The property includes nearly half a mile of Mud Creek and numerous streamside habitats. Development will avoid these sensitive areas.

Project funding goal: \$3.5M

Land acquisition and creating public access

\$2.5M

Habitat restoration, stewardship, and maintenance

\$1M



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