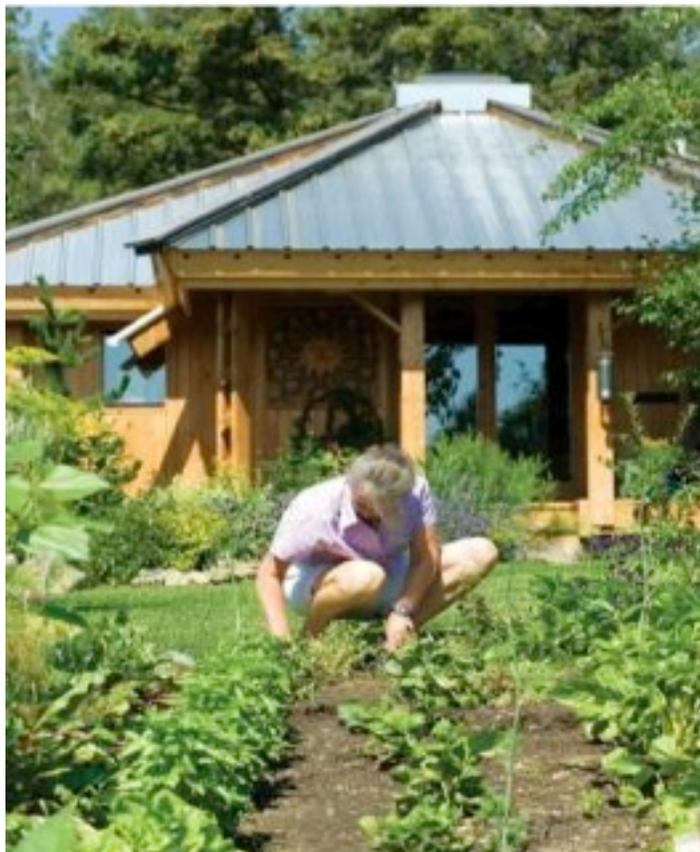


Loving Garland Green

Micro Villages— a new kind of investment

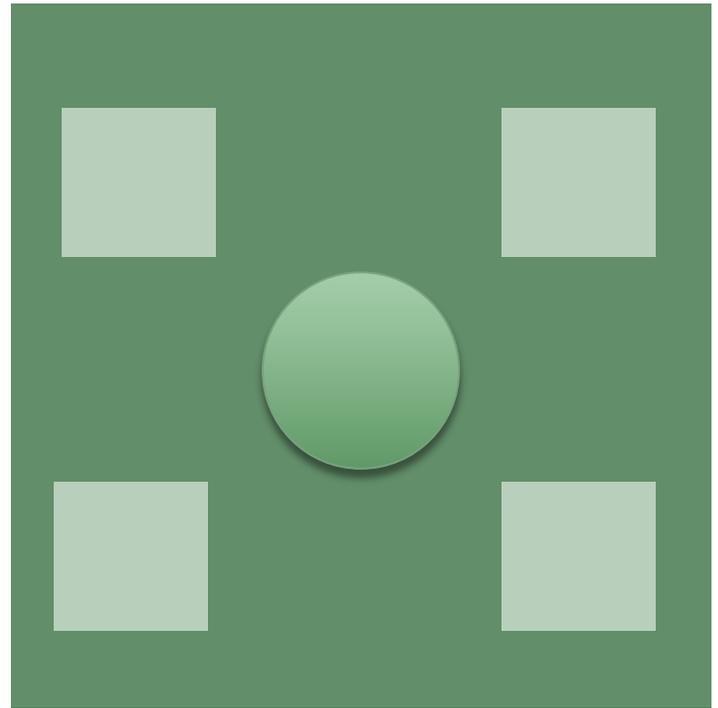


Photos above are from Denise Franklin's 280 square foot cottage near Oliver, British Columbia. She built her home for \$28,000. A simple propane fireplace is more than ample to heat this home. Her simple, yet eloquent, home of four sides supports a vaulted roof with a skylight in the middle. Denise feeds herself all summer and beyond from her garden. The home was built with inexpensive lodge pole pine. All building materials were sourced within 100 miles of the site.

[Source](#)

Rethinking Home as Investment

Members of Loving Garland Green currently promote two primary programs:
Another Urban Garden and Micro Villages.
Loving Garland Green . org



7,501 square feet is a typical lot size for a 1,200 square foot home. This space could easily accommodate four micro homes of 550 square feet with room left over for a common garden.

Micro Villages

Rethinking Home as Investment

Members of Loving Garland Green are researching the feasibility of creating a micro-village to be used as a model for future micro-villages.

A Micro-Village is a cluster of four small homes. Each home is unique in structure and the four homes are situated on the lot around a centrally located common vegetable garden. This common garden consists of four keyhole gardens with a couple of benches. The areas next to each of the homes would feature raised beds for growing flowers, vegetables and herbs. Four fruit trees would also be planted on the lot.

The affordability and small footprint of a tiny home provides far-reaching benefits for the community, the local economy and for individual residents.

Compare this return on investment for example:

A \$110,000 home with a mortgage for 30 years carried with 7.5% interest compared to owning a micro village at the same price where you live in one home and receive \$500 a month from income from each of the other three tiny homes located on the property—s total of \$1,500 which is more than enough to pay your mortgage and related expenses.

Tiny Homes and urban gardens are proven concepts that offer many benefits to communities



Tiny can pack a lot of style!

Most will agree today that our local economies need boosting through the creation of more job opportunities. Even fewer would argue the need for affordable housing and the existing cycle of debt and poverty that arises from the need of affordable housing. It's difficult to impossible to crawl out of an economic hole when all of one's earnings are going to provide the basics such as shelter and food (and also to service existing debt).

Today there is a stirring of interest in smaller, more efficient and affordable homes. We even have a new television show "Tiny House" that is airing July 7, 2014.

Marianne Cusato helped to promote this trend here in our country with her "Katrina Cottage" of 308 square feet featured in the photo on this page. In 2006 it earned the first annual People's Design Award from the Cooper-Hewitt Museum of the Smithsonian Institution.

Coordinated partnerships with entrepreneurial non-profits, local government, and for-profit companies have revitalized environments in the heart of the most distressed urban and metropolitan areas. Loving Garland Green is seeking the opportunity to form those same kinds of successful partnerships here in Garland to create Garland's first Micro Village.

There is some work to be done toward promoting the concept of Micro Villages here in Garland. We will have to educate our community regarding these villages and the promise of prosperity they bring.

Tiny homes challenge our notions of need as well as our notions regarding minimum size standards for our homes.

Tiny homes are usually built closely following permaculture principles of sustainability. However, this does not mean they must look like a Hobbit village. Tiny homes can still be built with interiors and exteriors that have modern architecture and great style.

Tiny homes can be a path to financial freedom for some. Many homeowners are trapped in an endless cycle of debt that includes their mortgage payments. If they sold their homes and used the equity to purchase a tiny home or even two tiny homes outright, they could be mortgage-free, have an additional source of income, and a garden to even further defray their basic cost of living.

We need to think differently about our definition of "home." It does not necessarily have to mean a mortgage that we can barely pay each month.



Micro homes don't have to look like a Hobbit home. The 210 Square foot Minim House featured above has a 10-foot wide galley that affords room for two cooks in the kitchen

Economics Of Micro Villages

Smaller homes are less expensive than large ones in terms of taxes, building, heating, maintenance and repair costs. They also reduce the ecological impact of citizens on the community by encouraging a simpler and less cluttered lifestyle.

Their emphasis on design over size also may encourage the development of related businesses—all with the purpose of increasing the utility of space.

Affordability is one of the key benefits that may be provided by micro villages. On average, 7,501 square feet of land is used for one dwelling that occupies approximately 1,200

square feet. That home often houses only one person and the typical mortgage purchased on such a home in Garland amounts to between \$110,000 and \$125,000.

In a micro village that same land space could house four to 12 people and the mortgage for each home would range from \$5,000 to \$30,000. These homes would be as easy to finance as a car and this could be a boon to locally held financial institutions, as these homes would be less of a risk to finance.

Because these micro villages would also feature the installation of a community garden, that too could further the prosperity of our community.

Interested in helping us develop a micro village?

We are a member-directed nonprofit organization. Our membership and our meetings are open to the public.

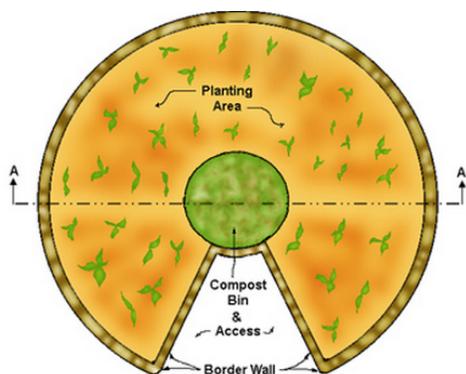
You can find more information about us, our by-laws, etc. at our website.

www.lovinggarlandgreen.org

Whether you are a local business, a nonprofit, or an individual citizen, we would love hear from you about our programs and how you might be able to work with us.

Call us at 972-571-4497

Our meetings are held on Mondays at 6:30 to 7:30 PM



Keyhole Garden Plan View

First made popular in Africa, keyhole gardens are catching on in Texas and other hot, dry places. Keyhole gardens hold moisture and nutrients due to an active compost pile placed in the center of a round bed. Keyhole gardens and other types of raised beds would be featured at each micro-village.

Loving Garland Green

Tiny Homes and Micro Villages –new
definitions for home and investment



A bedroom in a 210 square foot home - the full size bed hides under the office area platform and slides out from underneath. Two locking casters secure it. When extended, there is room to walk around it on three sides. Inset shows kitchen from same home. A foot pedal operates the faucet for better sanitation and water conservation.

216 E. Kingsbridge
Garland, TX 75040

www.LovingGarlandGreen.org