

Loving Garland Green

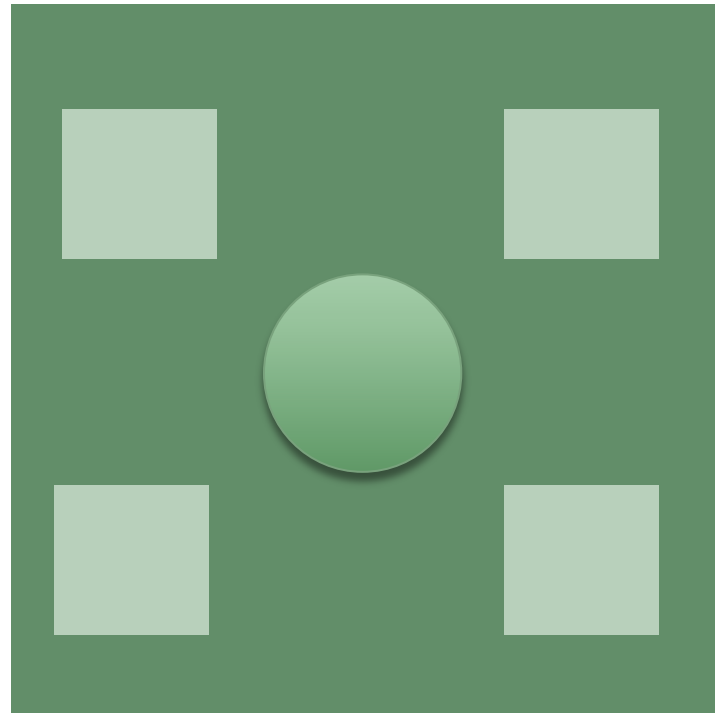
Micro Villages



Salvage Beauty – Brad Kittel of Tiny Texas Houses believes there are already enough building products out there so why buy new? Brad is building the future with the past. His small structures use 99% salvaged materials. View his homes at <http://tinytexashouses.com/> and you'll see what we have in mind for Garland.

Rethinking Home

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



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

Our community, like most communities, has a high need for affordable housing. Effective August 9, 2009 at 12:01 AM, the Garland Housing Agency no longer accepts applications for the Section 8 Housing Choice Voucher Program because the need in our community for affordable housing is too great. Even today, five years later, there are over one thousand people on the existing waiting list from 2009.

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 garden of vegetables. 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.

Loving Garland Green's vision is to provide a living model of a micro-village that people can visit and walk around.

Micro Homes are a proven concept



In the USA, the average size of a new single family home grew from 1,780 square feet in 1978 to 2,479 square feet in 2007 despite a decrease in the size of the average family. (WIKI)

But today there is a stirring of interest in smaller, more efficient and affordable homes. Perhaps we are beginning to lose faith in the notion that bigger is always better. Here in the USA, 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.

Tiny homes are scattered all over the world. In Barcelona Spain, Eva Prate and Ricardo Flores built their Casa En Una Maleta or House in a Suitcase. This home is 293 square feet. The pieces of furniture open according to the requirements of the day. Thus the space of the room which measures 9x3x3 metres varies in size and use during the daily activities. The bed slides into a drawer rather than being a Murphy bed. A foldaway table functions as a desk and as a surface for dining.

Nomad Homes of British Columbia manufacture high-end designed pre-fabricated tiny homes for \$30,000 that are shipped to customers all over the world.

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 do that here in Garland.

In promoting the concept of Micro Villages here in Garland, among other things, we will have to educate our community regarding these villages as some may fear negative impacts on their property value.

According to the latest findings, these fears are baseless. In fact, there is evidence that these small homes increase property values through increases in density. Then again complaints can come because of increased taxes due to increased value.

The fact is that no change and no new ideas ever come to fruition without a lot of grouching from those invested in maintaining the status quo. The status quo is always the easiest path—at least for the moment.

Small houses challenge our notions of need as well as minimum size standards.



Micro homes are very affordable and they can be quite attractive. The home above is shipped in a 10'x10' container for under \$30K from Nomad Micro Homes in British Columbia.

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?

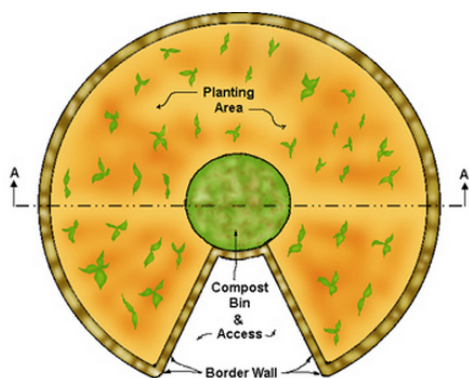
It's easy to join Loving Garland Green! Just attend one of our meetings and see.

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

Call us at 972-571-4497

We would love to hear from you! Our meetings are held on Mondays at 6:30 to 7:30 PM

216 East Kingsbridge Drive
Garland, Texas 75040



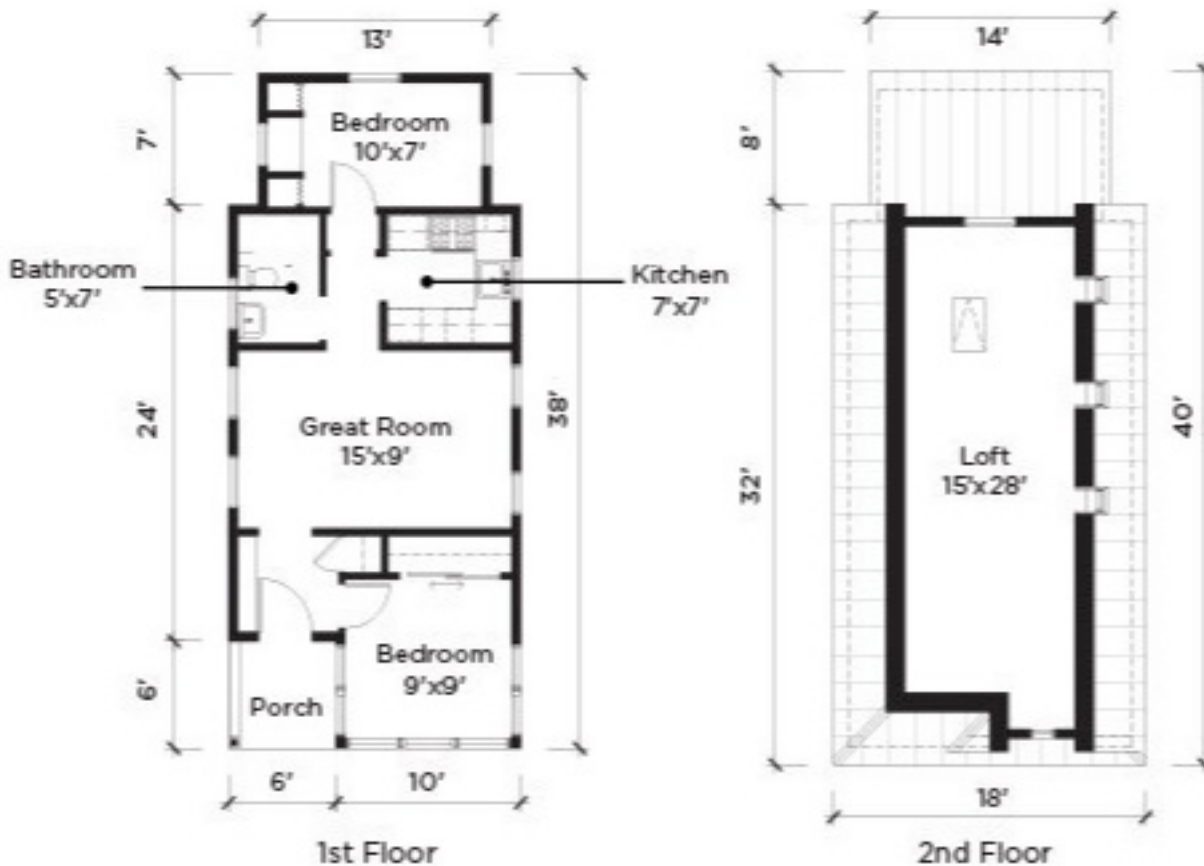
Keyhole Garden Plan View

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

Micro Villages – a new definition for home*



216 E. Kingsbridge
Garland, TX 75040

www.LovingGarlandGreen.org

* Home shown is from Tumbleweed , a Tiny House company