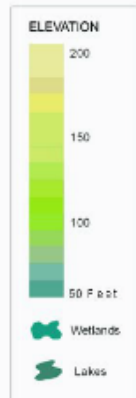


Alachua County, Florida

DIGITAL ELEVATION MODEL

A Place for Tiny & Small Homes



QUESTIONS?

November 9, 2016

Mary Alford, PE
The Sustainable Design Group
RabbleHousers

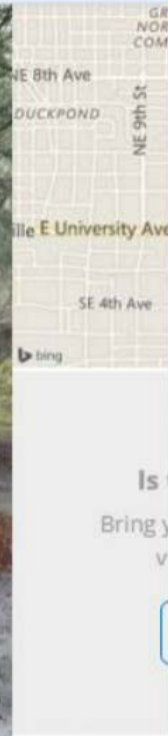
Background: Mary Alford, PE



**East Gainesville:
Historic neighborhood
fabric of small lots,
50 x 100 feet**



Here is one house:



1304 NE 3rd Ave,
Gainesville, FL 32641
2 beds • 1 bath • 628 sqft

● FORECLOSURE

\$19,500

Foreclosure Estimate:
\$40,065

Here is another house:

FOR SALE



RENOVATED VINTAGE HOME IN THE HEART OF
DOWNTOWN GAINESVILLE

816 SE 4th Avenue

Gainesville, FL 32601

2 bedrooms/2 bath

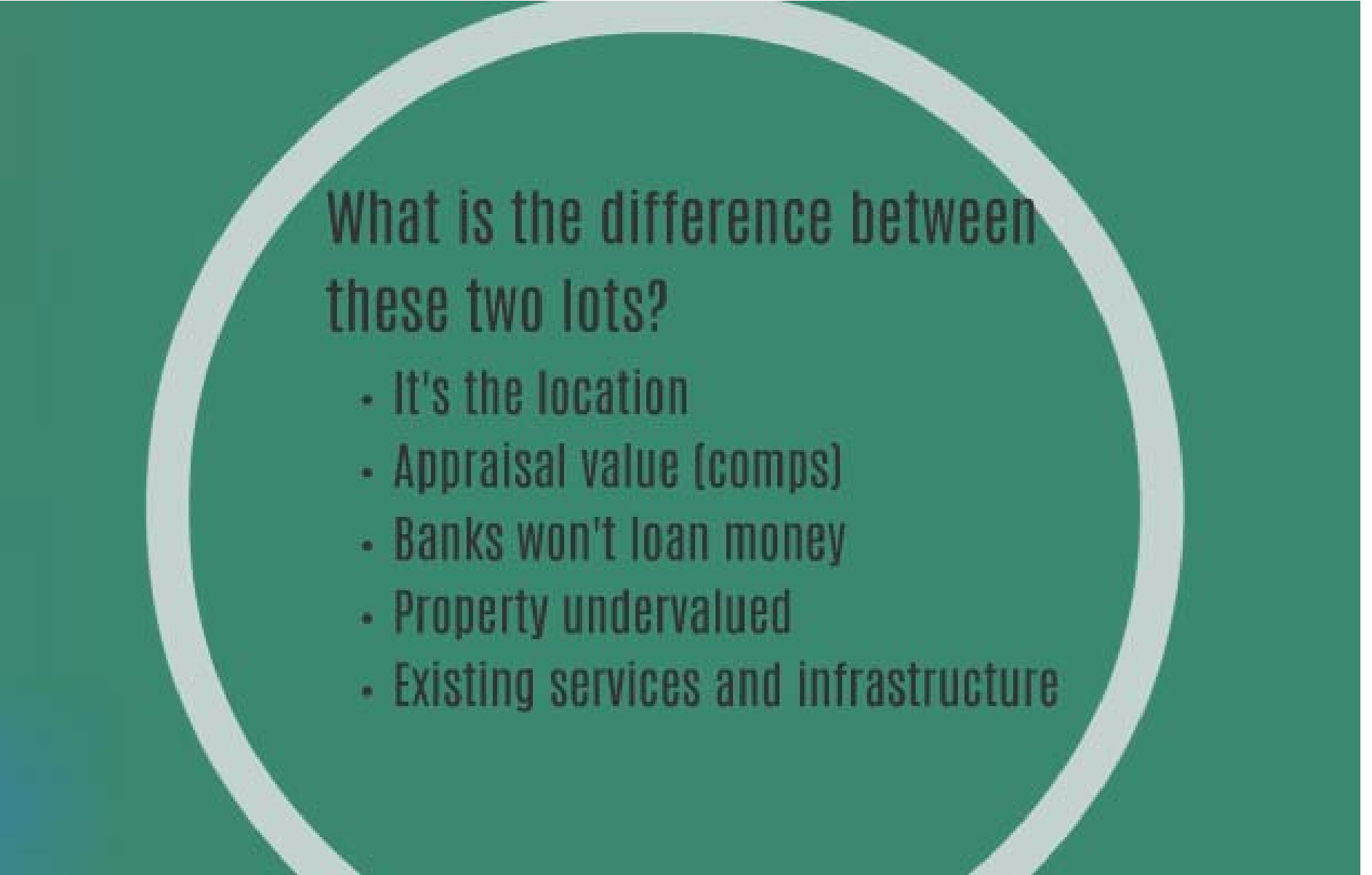
SF: 1,120

Year Built: 1942

\$143,000

MLS # 367037

Beautifully renovated Craftsman is move in ready and won't last long! This two-bedroom, one-bath home is located on a large, wooded lot in the heart of downtown. Gorgeous refinished wood floors, a clawfoot tub and wood windows keep the historic charm intact. Brand new metal roof along with upgraded electrical, plumbing and HVAC make it easy to call home. New stainless steel appliances in the kitchen and a great breakfast nook with lots of natural light. Laundry room, outdoor storage and lots of parking. Fantastic location only two blocks from the B&B district and a short walk to downtown Gainesville! Don't miss it!



What is the difference between these two lots?

- It's the location
- Appraisal value (comps)
- Banks won't loan money
- Property undervalued
- Existing services and infrastructure

Empty Lot: less than \$10,000

If I wanted to
subdivide in East
Gainesville: \$30,000
per lot



1010 NE 25TH St,
Gainesville, FL 32641

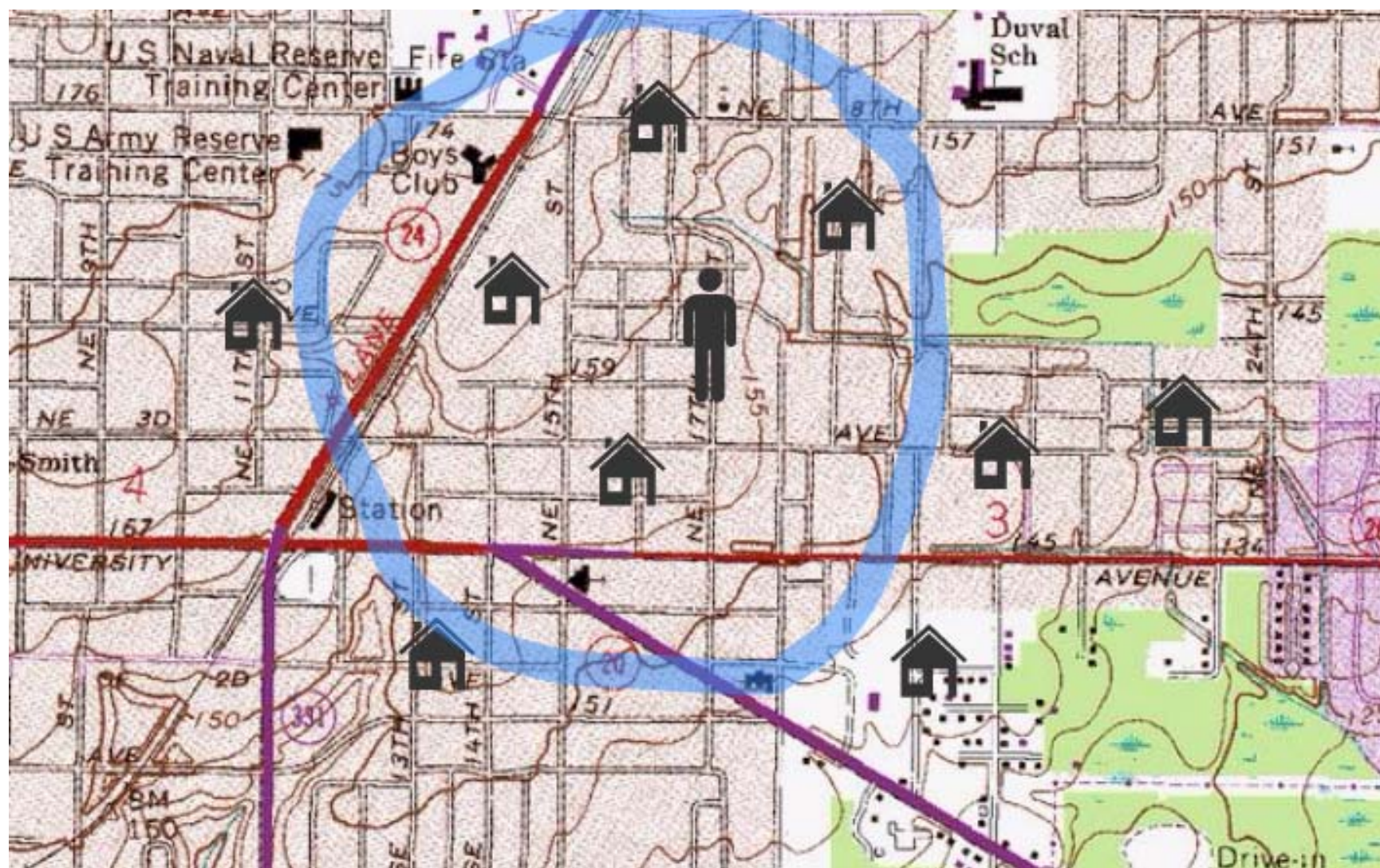
● FOR SALE BY OWNER
\$9,400

RH
RABBLEHOUSERS



A RabbleHouse is:

- 1000 sqft under roof, 600 conditioned
- Designed to be built by volunteers, semi pros
- Cost of construction \$35000
- Durable and efficient
- Fits into historic fabric of neighborhood



City of Archer:

- Previous site of trailer park
- Existing infrastructure
- Opportunity for affordable small housing



PocketNeighborhoods

Creating Small Scale Community in a Large Scale World

[HOME](#)[THE BOOK](#)[BLOG](#)[IN THE NEWS](#)[MEDIA TOOLBOX](#)[CREATING POCKET NEIGHBORHOODS](#)[RESOURCES](#)[ROSS CHAPIN ARCHITECTS](#)

A Microhouse House



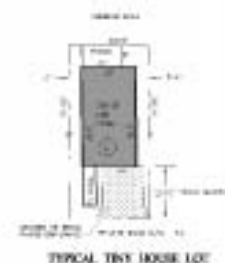
Continuing the small house thread from our last post, we've been brainstorming into how tiny houses (< 350 SF) may be a viable housing option. Rather than being low-profile 'outlaw' houses, lets bring them into the neighborhood. Let them stand ... [Continue reading →](#)



Posted in [Cohousing](#), [Design & Planning](#), [Living in Community](#), [Retirement Living](#), [Sharing Culture](#) | [36 Comments](#)

Words Around the Block

- [A Microhouse House](#)
- [Better Together: Small House Living Thrives in a Community](#)
- [Pocket Neighborhoods for Special Niches](#)
- [Messy and Complicated, or Nourishing and Supportive?](#)
- [Cohousing vs Pocket Neighborhoods](#)



Variable	Mean	SD	Min	Max
Age (years)	38.5	10.2	25	55
Gender (male/female)	15/15	-	-	-
Marital status (married/divorced/separated)	10/5/5	-	-	-
Education (years)	12.5	1.5	10	15
Occupation (unemployed/employed)	10/5	-	-	-
Income (USD/month)	1500	500	1000	2500
Health status (good/bad)	10/5	-	-	-
Smoking status (smoker/non-smoker)	5/10	-	-	-
Alcohol consumption (yes/no)	5/10	-	-	-
Stress level (low/high)	10/5	-	-	-
Depression score (0-10)	5.5	2.5	0	10
Life satisfaction (1-5)	3.5	1.0	1	5
Family size (1-4)	2.5	1.0	1	4
Religious belief (strong/weak)	10/5	-	-	-
Community involvement (yes/no)	5/10	-	-	-
Health insurance (yes/no)	10/5	-	-	-
Access to healthcare (yes/no)	10/5	-	-	-
Physical activity (yes/no)	5/10	-	-	-
Dietary habits (healthy/unhealthy)	10/5	-	-	-
Sleep quality (good/poor)	10/5	-	-	-
Work-life balance (yes/no)	5/10	-	-	-
Financial stability (yes/no)	5/10	-	-	-
Social support (yes/no)	10/5	-	-	-
Overall well-being (1-10)	6.5	2.0	1	10







A type of pocket neighborhood
here in Alachua County:



Cohousing is an intentional community, with private homes supplemented by shared facilities.

Gainesville Cohousing has been actively working towards breaking ground for since 2012.



Now, let's talk
about the people
who need
housing the most.

In Gainesville we
are lucky to have
Grace Marketplace
and Dignity Village

But there is little dignity
in trying to get and keep
a job if you live in a tent.



- Keep clothes dry
- Keep an alarm clock
- Keep tools from being stolen
- Keep your body or a child safe
- Create a rental history



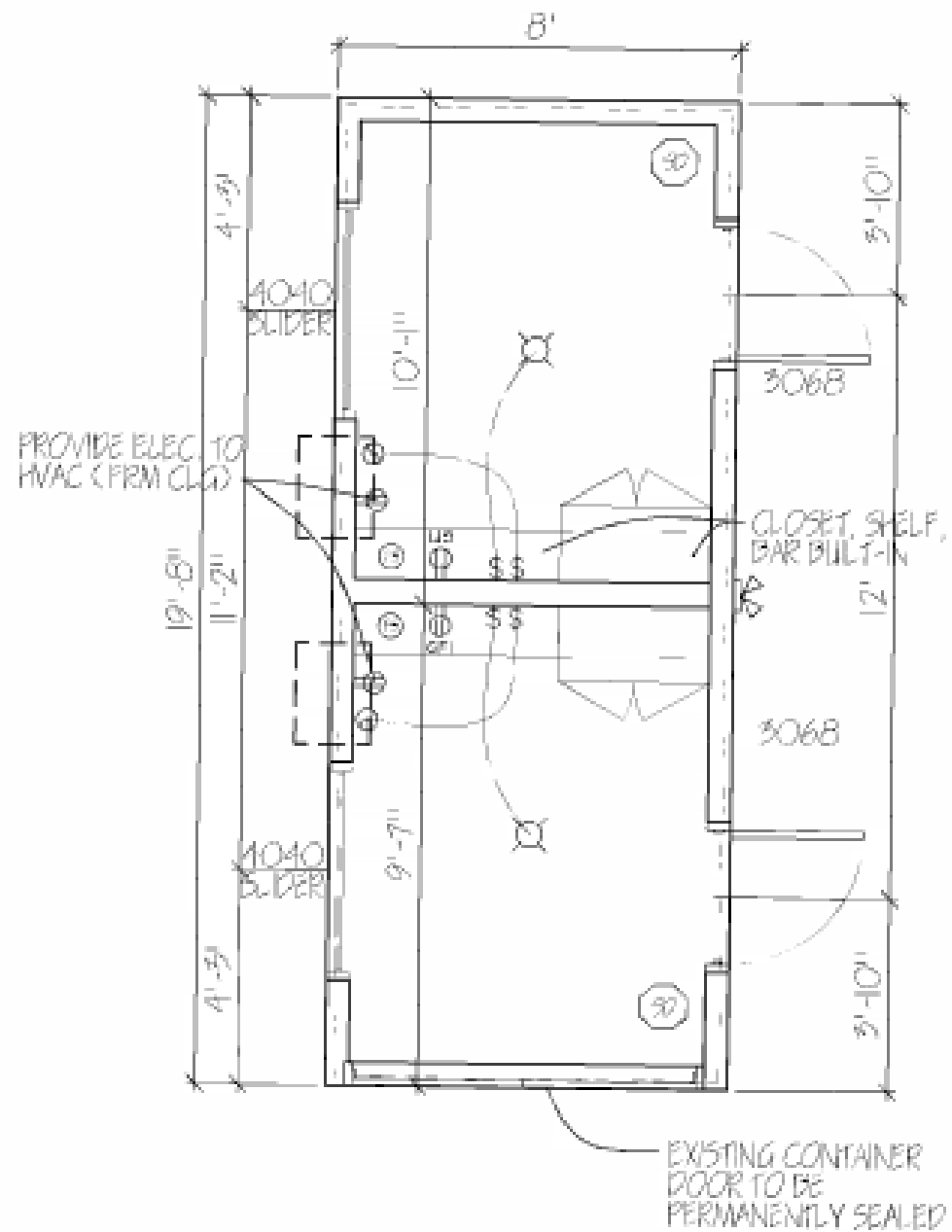
Area: _____

Window Schedule

QTY	DESCRIPTION	UNIT	QTY
1	6" x 6" x 6" x 6" x 6" x 6"	sq. ft.	1

Door Schedule

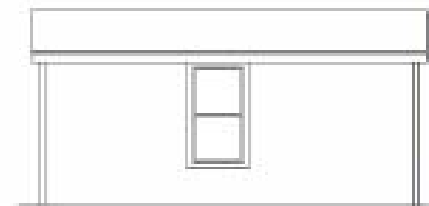
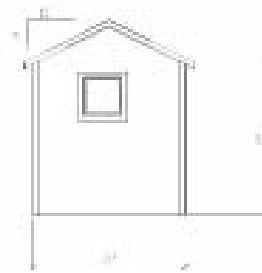
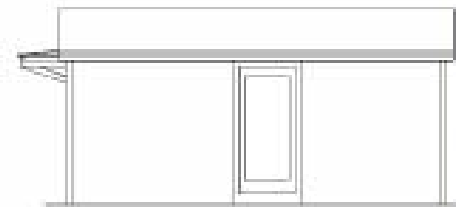
QTY	DESCRIPTION	UNIT	QTY
1	6" x 6" x 6" x 6" x 6" x 6"	sq. ft.	1

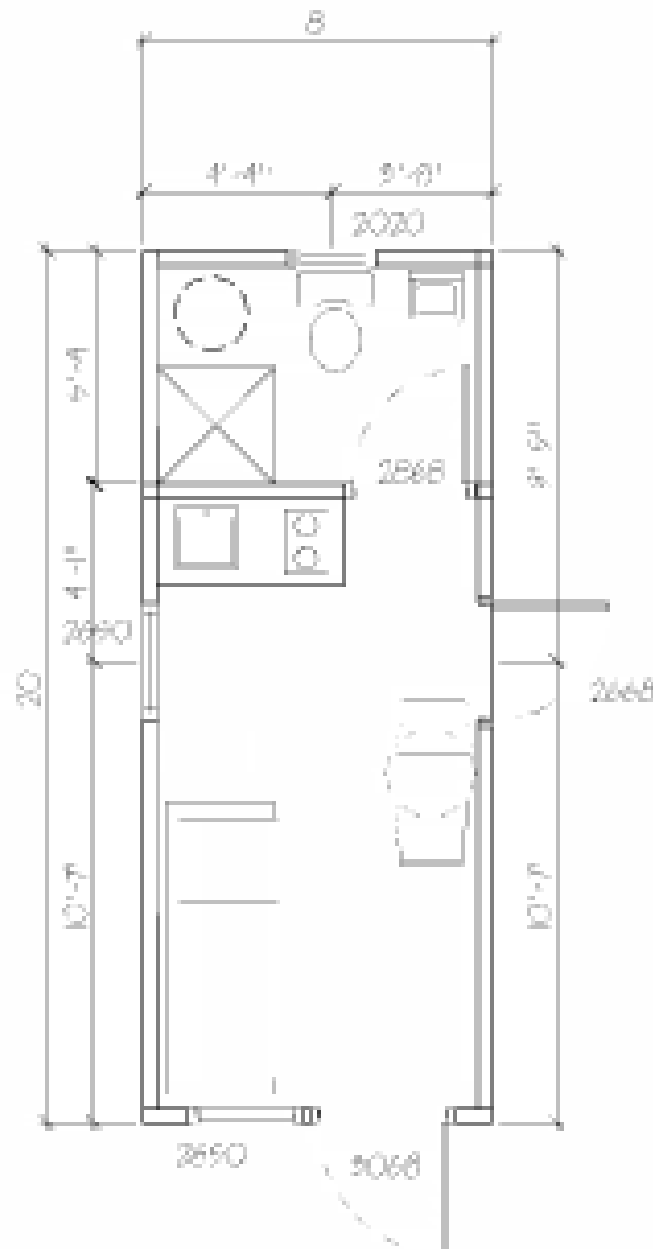


How do we permit these kinds of structures? (Or do we?)

- Safe, sturdy and provide egress and accessibility.
- Don't meet basic code.
- Neither did much of the emergency housing after Katrina
- Temporary, transitional housing...
- On wheels?

And the next
"level" of
housing





- Qualify and "rent"
- Money back if cared for
- Rental history established
- Cost to build:
 - Less than \$10,000
- Comfortable, secure

Paynes Prairie

QUESTIONS?