Background: Mary Alford, PE

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ARCHITECTURE | ENGINEERING | INNOVATION
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&I 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
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
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
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
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
QUESTIONS?