Planning for Sustainable Communities

The Path To Tiny Home Eco-Villages
Legal Teach-In with Sustainable Economies Law Center

Communify! --- Imagine our cities gradually infilling with a web of small-scale low-impact self-managing communities for living and working;

Imagine Tiny Home Eco-villages – an intentional community of up to 50 adults, 15 to 30 homes, resident built with natural or low-impact/recycled materials, plan for renewable energy systems, water and humanure or other renewable low impact utilities, providing land renewal, regeneration, stewardship, and/or urban agriculture.

Imagine having the choice!

Only 20% of Bay Area households can afford the median home price; Rents are going up, and increasingly a minimum of $1000 a bedroom. Bay Area affordable housing subsidies to build new are $400,000 a unit.

Addresses urgent state, regional, local policy goals and priorities
Climate Change - Reduction of CO2 and GHG
Disaster Preparedness
Affordable Housing
Homelessness

Housing size, floor area ratio, and density guided by state Health & Safety Codes; modified are adapted by local cities and county governments. Currently minimum building size 300 sf; SF recently modified for The Panorama micro-units on Leavenworth.

Alternative legal forms of small-scale housing are:
- Congregate Care
- SROs
- Auxiliary Dwelling Units
- Mobile home parks
- RV parks
- Campgrounds

Goal: to formulate and legalize a replicable and 30-day process for the creation of appropriately sized resident managed encampments and tiny home villages on vacant or infrequently used public lands, sites already identified for affordable housing, and privately owned properties.

Alternative Model - Eugene, Oregon created
Tent cities
“Safe Spot”
Opportunity Village – tiny homes 144 square plus kitchen, sanitation, and meeting structures.
Tent City Urbanism, by Andrew Heber
California allies and efforts
SELC
EBCOHO
Goleta, CA Sustainable Research Site Ordinance
Tiny Home Resource Center & Tiny Home Enthusiasts meetup group
Chico
Transition Albany and the Albany Alternative Coalition (Catherine Sutton)
Jay Shaffer, working with Sonoma County Planning Department to create a high end Tiny Home mobile home park.

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Tiny Home Eco-villages is one in a series of Crazy Ideas to Save the World developed by Betsy Morris of Planning for Sustainable Communities. See www.betsymorris.com and www.ebcoho.org for more details and information.

Betsy brings a 25-year perspective on Bay Area neighborhoods and regional development. She is founder and partner (with husband Raines Cohen) of Planning for Sustainable Communities, a certified green business that provides business planning, community assessments, training, evaluations, social media and other technical assistance to cohousing groups, CBOs, public agencies, social entrepreneurs and anti-poverty agencies. Its own projects include East Bay Cohousing, Cohousing California, FutureofCommunity.com and AgingInCommunity.com. Betsy is former Housing and Economic Development Director for the Mayfair Neighborhood Improvement Initiative and President of the West Berkeley Neighborhood Development Corporation. She’s currently on the Board of the Fellowship for Intentional Community.

Betsy holds a Masters and PhD in City & Regional Planning from UC Berkeley, where she has also taught. Writings include “Community in Theory and Practice: a framework for intellectual renewal”, “Adversaries, Advocates, and Agenda-Setters: Urban Redevelopment and the Emerging Community Sector,” Cohousing: Growing Green and Silver (with Raines Cohen), and Making Cohousing Affordable, Strategies and Success.