

Discreet Density and Shared Housing models

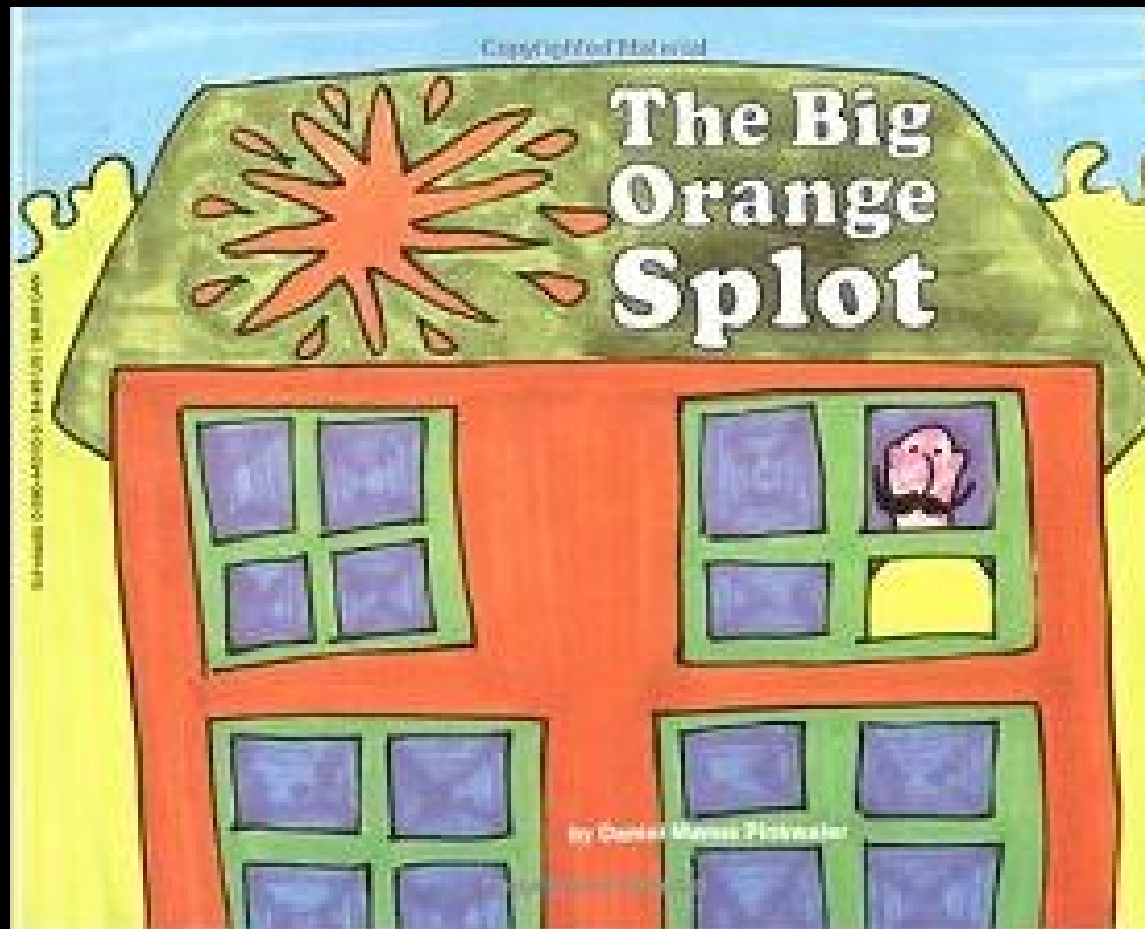
Demonstration Projects and Changing the Rules of the Game

Massachusetts Smart Growth Conference

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Orange Splot LLC



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Policy Toolkit Ideas and Objectives

- “ Discreet Density
- “ Support Sharing
- “ Smaller, Affordable, and Environmentally Sustainable Homes
- “ Legalize Traditional Forms of Affordable, Market-Rate Housing
- “ Demographic Match

1. Accessory Dwelling Units



Sabin Green



Sabin Green



AccessoryDwellings.org


Detached Bedroom as Tiny Home | Accessory Dwellings

accessorydwellings.org/2011/11/29/detached-bedroom-as-tiny-home/

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Accessory Dwellings

a one-stop source about
multigenerational homes, ADU's,
granny flats, backyard cottages, in-law
units, accessory dwelling units...




Home ADU Basics Projects and Stories Building an ADU Economics of ADUs Further reading Join Us

← How appraisals and "GSEs" make financing an ADU challenging Dwelling in the Urban Alleys of DC →

Detached Bedroom as Tiny Home

Posted on November 29, 2011 by Schuyler Smith



Search this site
 Search

Connect with Others
Join the Yahoo group to connect with other homeowners and professionals who are interested in ADUs.

Upcoming ADU Events
October 19th and November 9th
ADU Class for Homeowners

Topics Covered
activism ADU alley alternating tread stairs appraisal at-tached banks basics benefits bike book review building codes community conversion conversions data demographic design detached bedroom earth advantage new homes educational efficiency energy Environment life cycle analysis energy greenhouse gas events featurepost finance financing

2. Cohousing Models



CoHo Ecovillage

(Mixed income, new construction)



Peninsula Park Commons

(Retrofit + New Construction)

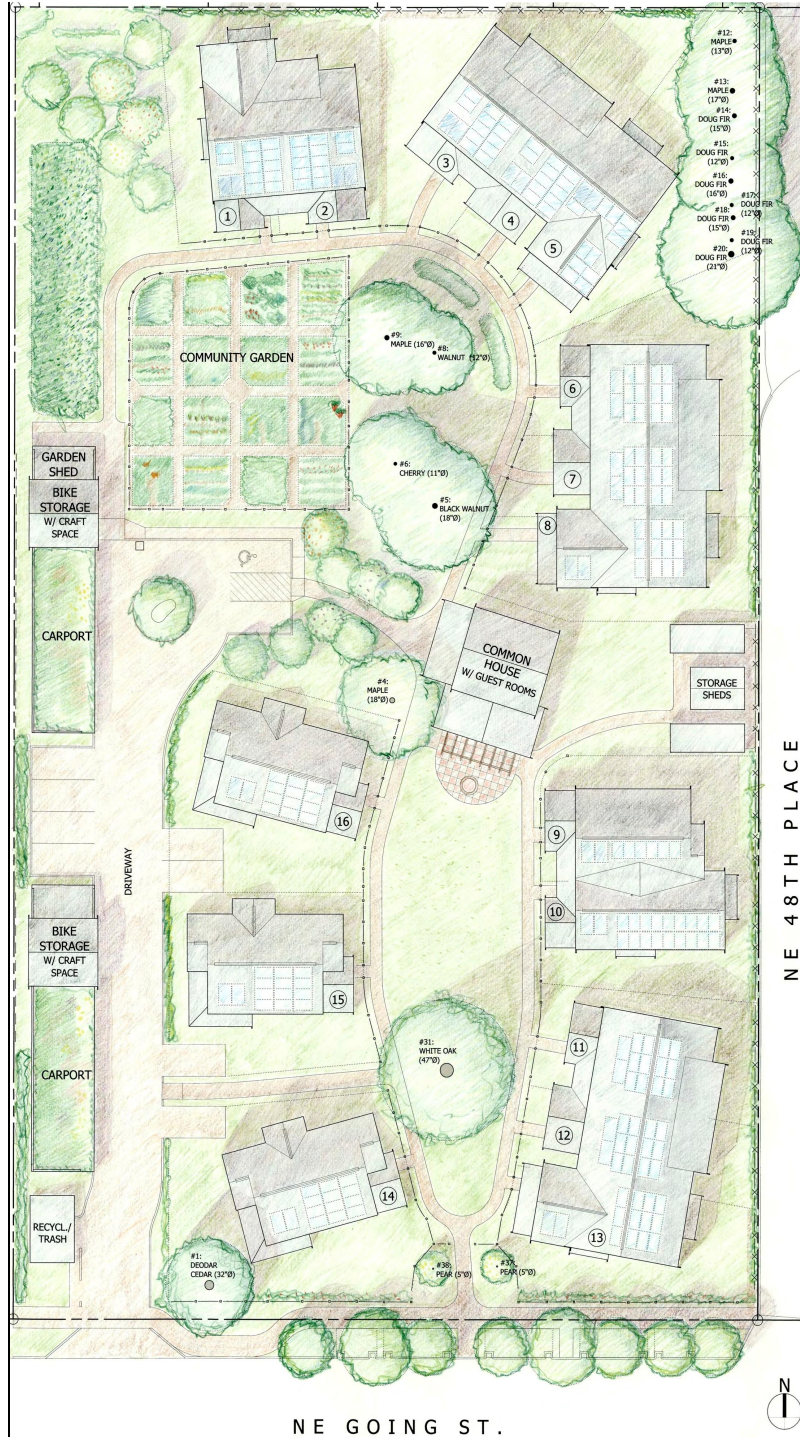






Cully Grove

New Construction, Farm in the City









3. Cottage Clusters (Pocket Neighborhoods)



4. Corner Lot Duplexes



5. Divide up Larger Homes



Portland, OR Triplex

6. Detached Bedrooms



Ruth\$ Cottages



7. Tiny Homes on Wheels









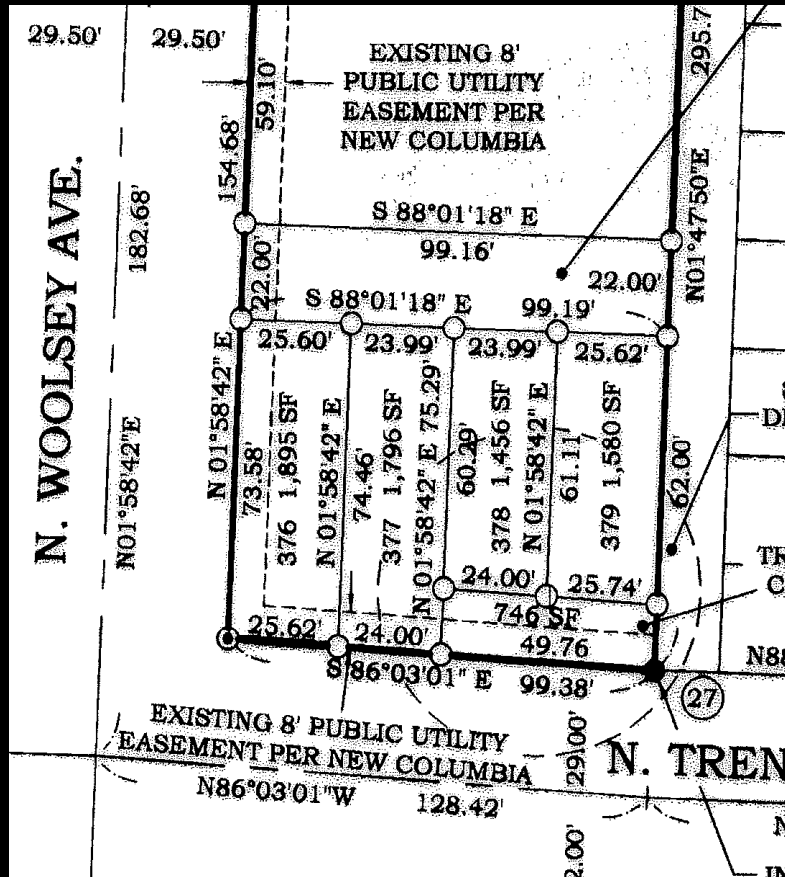
The Rosebud



Exposure & Inspiration: create a tour!



8. Density Transfers



Woolsey Corner

(Community Land Trust, new construction)

9. Definition of Household



If Mike and Carol weren't married, would they be in violation of the zoning code?

10. Room Rentals



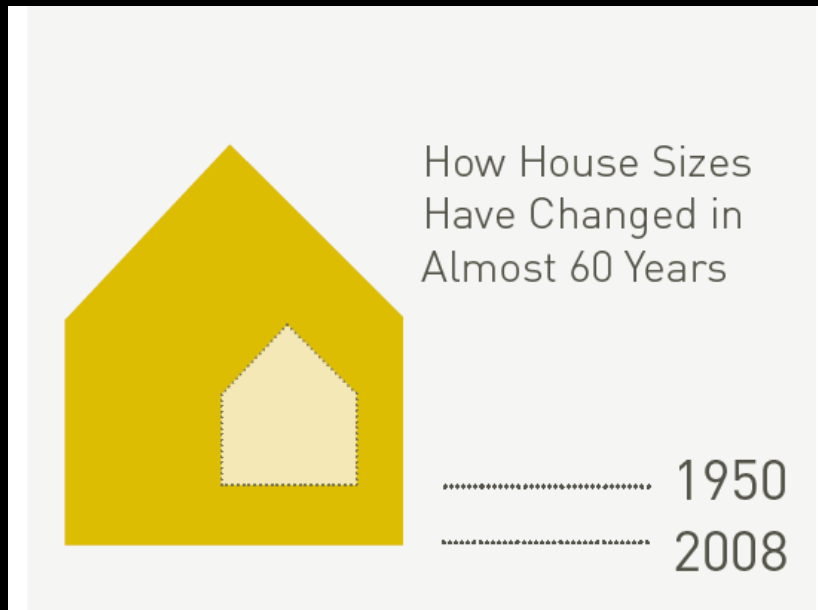
OrangeSplot.net

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A few additional slides

Environmental Benefits of smaller and attached homes

35



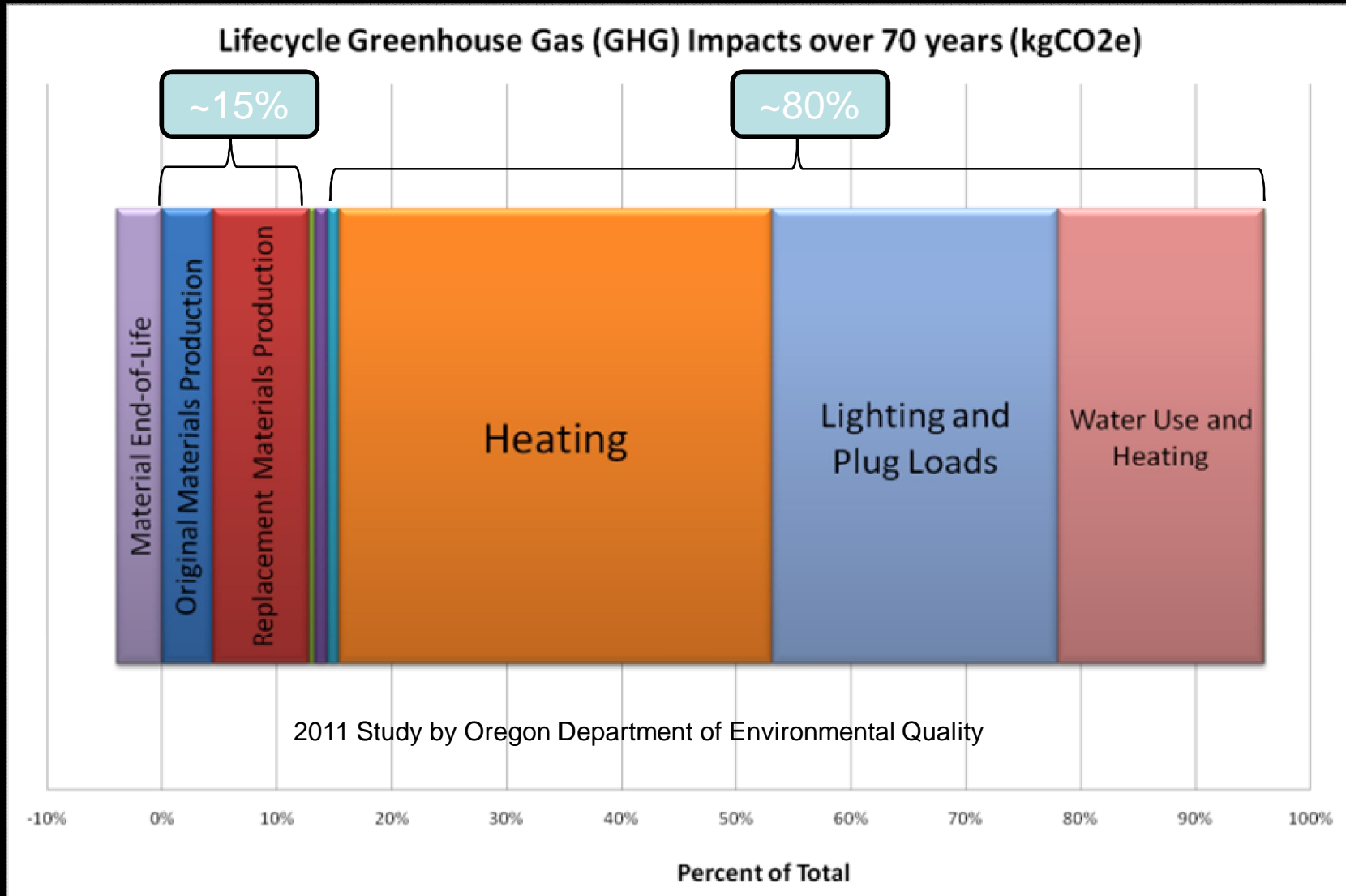
YEAR	HOME SIZE	FAMILY SIZE	SQ. FT. PER PERSON
1950	983	3.8	258.7
2008	2500	2.6	961.5

Still the norm for new in-fill homes
(3 BR, 2.5 BA, 2 car, 2,245sf)



Lifecycle greenhouse gas impacts (GHG) of a standard newly constructed OR home

37



CO2 Benefits of Small, Multi-unit, and Energy Star Homes

Climate Change (IPCC 2007 GWP100, KgCO2e)

