



## **The Juvia Healing Arts Ecovillage Cooperative and The Town Entrepreneurial Zone Project**

Innovative Housing Solutions for Communities of the Future

### **Based on:**

The "Juvia" Ecovillage Model Template

*Named after the Brazilian nut tree that nourishes a well balanced ecosystem*

The first independent Eco-Healing Arts Village Co-operative is planned to be located in the New York State region of Sullivan County or Ulster and to be registered as a 501(c) organization.

Town Entrepreneurial Empowerment Zones are to be developed in the nearby small towns with good development potential and are to be funded by private foundations, independent equity investors and state and local municipalities.

## Overview

# The Ecovillage Healing Arts Co-operative Project

A solution for a the new age sponsored by

**NuMuse Gallery Inc.**

Prosperity Project Foundation a 501(c) (3) organization.



## Mission and Vision Statement

To design, build and promote a templated live/work cooperative community model in upstate New York that will be based on new and repurposed structural facilities and land acreage as the foundation for cooperative off-the-grid living with permaculture design principles, artistic and craft development, holistic educational healing and sustainable entrepreneurial development.

Integrating what has been derived from the past with increasing technological breakthroughs, it will be possible to develop a working, living and learning environment that will regenerate the local area, restore social balance, reduce the need for dependency on the Welfare State. As a result, it will revive the economies of the surrounding communities and Village Entrepreneurial zones, by connecting eco-villages with neighboring towns.

Individuals with lifelong vested interest in the arts and sciences and/or with a reawakened vision to the new creative renaissance are welcomed.

Capital for the Eco-Arts Healing Villages will be derived from privately held trust foundations.

## Benefits of Town & Village Entrepreneurial Zones

Creative Entrepreneurial Zones near Eco-Arts & Healing Villages



- Affordable live/work studio spaces that will generate creative enclaves free from restrictive government income requirements for artist and creators in search of affordable safe and open spaces.
- The Utilization of unused commercial and industrial properties in close proximity to the new Eco-Arts Healing Villages will bring renewed life and spirit to defeated towns ravaged by the Wal-Martization of America. By repurposing existing unused commercial structures, these Entrepreneurial Zones will spur a resurgence of economic activity that will expand socially and economically to neighboring areas. It will benefit and serve un-employed youth, local farming communities as well as declining working classes. Funding for Entrepreneurial Zones will be initiated by a 501 © (3) Trust Foundation in partnership with private and local municipalities. All Entrepreneurial Zoned live/work spaces will

be individually owned.

## Goals

The aim is to attract the intelligence and energy of our youth and the wisdom and fortitude of our elders in a manner that allows us to transform our current degraded state of affairs into an empowering reality of sustainability.



- To nurture collaborative growth models that place high priorities on inter-generational codependence. These models will utilize strategies that focus on green design construction principles.
- To bring together distinguished and gifted collaborators from various fields of interest who are dedicated to the reformation of our current economic and environmental models. This new gathering of the minds and spirit will not only secure and reinforce their standards of living but will also reinvigorate the immediate surrounding communities and beyond.
- To create a cooperative environment that will serve as a developmental hub where initial strategies may be implemented, studied and refined for the next stage of sustainable development. This will appeal to college youth as well as creative individuals at or approaching retirement age. This unique yet classical coherence of cultural and age diversity will foster a new age of resilient social advancement. These hub collectives will be designed *for* allocated living and working, *as well as* open gathering and presentation spaces equipped *to address* tomorrow's needs and aspirations.

## New Eco-Village Draft Planning Outline

The initial specifications for the New Ecovillage cooperative's conceptual plans, designs and prerequisites, will be organized by core founding members. Great emphasis will be placed on continued open source education and engineering, low impact development and creative incentives that combine substantiated holistic wisdom with current and future technological and sustainable advancements.

Problem/Implications	Solution	Benefit
<p>Baby Boomers comprise a significant portion of the population. Cost for caring for older Americans is growing rapidly. Nursing Home care is expected to grow to epic proportions.</p>	<p>Ecovillage encourages healthy living and enables Americans to live longer and healthier lives at home.</p>	<ul style="list-style-type: none"> <li>Improved quality of life and decreased costs to health care.</li> </ul>
<p>With divorce rates increasing among baby boomers, more people will grow old single and consequently with less resources. This will result in more older Americans living in poverty which will result in greater dependencies on government programs and poor health outcomes.</p>	<p>By design, Ecovillage provides for companionship and community supports that will decrease reliance on government safety-net programs.</p>	<p>Decreased/leveling off of reliance on government assistance programs.</p> <p>Improved quality of life.</p>
<p>Baby Boomers live away from their children and family members.</p>	<p>By design, Ecovillage provides for companionship and community supports that will decrease reliance on government.</p>	<p>Decreased/leveling off of reliance on government assistance programs.</p>





Problem/Implications	Solution	Benefit
Americans that are about to retire in 10 years are apprehensive about investing in the market.	Provides another alternative to investing in the marketplace that will still contribute to effective retirement planning.	<ol style="list-style-type: none"><li>1. Decreased/leveling off of reliance on government assistance programs.</li><li>2. Economically stable community.</li><li>3. Decreased healthcare costs.</li></ol>
The recent housing bubble has created awareness around problems that led to overvalued homes and defaults.	Ecovillage home affordable financing solutions provides a pre-paid financing structure which eliminates need for mortgages. Housing values are stabilized. This eliminates need for borrowing and defaults and the problem of overvalued homes.	<ul style="list-style-type: none"><li>· Economically stable community</li><li>· Stable real estate values</li><li>· Improved quality of life</li></ul>
Need to reduce consumption and waste	Lifestyle encourages life satisfaction through participation and recreation not addictive consumption.	Sustainable environment provides a foundation for growth and prosperity and Improved quality of life.

Problem/Implications	Solution	Benefit
<p><u>Sullivan County</u></p> <ul style="list-style-type: none"> <li>· Youth are leaving for cities</li> <li>· Depressed economy</li> <li>· No local jobs</li> <li>· Large scale farming is unsustainable</li> </ul>	<ul style="list-style-type: none"> <li>· Builds a future for young families</li> <li>· Ecovillage will provide roughly 7 jobs for every hundred households solely through the need to sustain its infrastructure. <i>Although this is a small percentage to start, it will be augmented by jobs to come from local new business.</i></li> <li>· <i>Creates greater opportunity for more work from home options.</i></li> <li>· Affordable housing</li> <li>· Smaller local farms improve land usage</li> </ul>	<ul style="list-style-type: none"> <li>· Economically stable community</li> <li>· Better health outcomes</li> <li>· Improved quality of life</li> </ul>
<p>Need for more building models that protect ecosystem.</p>	<p>Protecting natural ecosystems through sound Low Impact Development practices <i>that provide</i> numerous benefits to communities.</p> <p>Pilot project estimates suggest LID projects can be completed at a cost reduction of 25-30% over conventionally developed projects. ·</p>	<ul style="list-style-type: none"> <li>· Sustainable living</li> </ul>



## Optimal Membership Requirements

- Individuals with lifelong vested interest in the Arts along with a reawakened vision to a new creative and spiritual renaissance are welcomed to join.
- Progressive thinkers with an awareness and knowledge of the current environmental and ecological realities.
- Individuals from the local communities who share interest with open source engineering and development in land preservation and common law universal practices.

### Cooperative Constitution

- Each cooperative unit will have *one* vote. (Multi-family members who reside in one cooperative unit have one vote.)

### Workplan

- Set up a 501c non-profit corporation to become the primary executor of land holdings and determine initial structural design plans.
- Create an initial founders core of at least 3 high level cooperative stakeholders to initiate the procurement of legal, architectural and engineering support and services.
  - Bring together the technology teams who are versed in green eco housing construction and agricultural biodiversity.
  - Create financial models and determine initial investment and final development cost with projected time frames.
- Agree to first phase location site and alternative construction design styles models and methods with multifunctional living, working and expressionistic environment that addresses current logistical as well as spatial and economic needs.
- Finalize Project determination and development plans with Foundational support oversight and local and State municipal approvals.
- Establish a team of field experts and content and service providers and affiliates. Design and manage website and social media development to promote proposed long term plans along with ongoing progress reports and a documented historical timeline.
  - Continue exploring technological advancements in green construction and agricultural biodiversity.





## The “Juvia” Ecovillage Model Template

*Named after the Brazilian nut tree that nourishes a well balanced ecosystem*

*1. Famous for reaching heights of over 160 feet, the Brazil nut tree towers above other trees in the Amazon rainforest. Brazil nut trees are sensitive to deforestation, and only seem to produce fruit in undisturbed forests. Brazil nuts are one of the most valuable non-timber products found in the Amazon, usually harvested from the wild by local people. The collection and sale of Brazil nuts and their offshoots also provides an important source of income for many forest-based communities. If properly managed, non-timber forest products provide income for communities living in and around tropical forests. In addition, they provide these communities with an economic incentive to conserve existing forests.*

Source <http://www.rainforest-alliance.org/kids/species-profiles/brazil-nut-tree>:

