



Tiny Homes

Sustainable and Affordable
Housing for our Community

April Kemper - Chapel Hill Tiny Home Initiative



Tiny Homes: Movable and on Foundations



Tiny Homes

Movable and on Foundations

- ❖ Homes with living areas of up to 400 sq ft
- ❖ Homes built to meet all the daily needs of a conventional home
- ❖ Movable Tiny Homes
 - Homes that measure a maximum 8.0 ft wide x 13.6 ft high
 - Built on specially designed trailers, and can be towed with a standard truck

Tiny Homes

- ❖ Benefits of allowing Tiny Homes in our community

Tiny Homes

- ❖ Affordable
- ❖ Energy efficient - reduced carbon footprint
- ❖ Low water/sewer consumption
- ❖ Sustainable



Tiny Homes

- ❖ Easy to locate, hook up utilities and maintain
- ❖ Infill - Increase density without sprawl
- ❖ Better use of community resources/services
- ❖ Cultivates community
- ❖ As backyard cottage
 - No taxpayer subsidy



Tiny Homes = Affordability

Cost of a Tiny Homes built/purchased in Chapel Hill versus a traditional built/purchased home

- ❖ Tiny Home - \$17,000 - \$95,000
- ❖ Median home value in Chapel Hill \$362,000
- ❖ Median single family home closing sales price 2017 in Chapel Hill/Carrboro school district \$442,500* and median price for multifamily units over \$360,000*

Tiny Homes

- ❖ A movable Tiny Home will cost less
- ❖ These fees could be eliminated
 - Land purchase
 - Architectural/city plan checks
 - Inspection fees during construction (foundation, electrical, etc)
 - Hook up fees for electrical, gas, water and sewer

Tiny Homes

- ❖ What makes them more costly and difficult to permit?

Tiny Home Barriers

- ❖ Current building code standards design for traditional homes, e.g.
 - Minimum room size
 - Ceiling height
 - Size of stairs
 - Permanent foundation (prohibiting Movable Tiny Homes)

Tiny Home Barriers, cont.

- ❖ Current development code standards, e.g.
 - Zoning district limitations
 - *For Moveable Tiny Homes there's no allowable zoning*
 - Minimum lot size
 - Overly restrictive setbacks
 - Requiring additional off street parking
 - Classifying a Moveable Tiny Home as a conventional RV
 - *You can live in a RV for up to 180 days*

Tiny Homes

- ❖ Who are the people choosing to live in a Tiny Home?

Tiny Homes

- ❖ Approximately 2 out of 5 Tiny Home owners are over 50
- ❖ More women own Tiny Houses than men
- ❖ 68% of Tiny Home owners have no mortgage compared to 29% of traditional home owners
- ❖ Millennials make up the fastest growing Tiny Home seekers

Tiny Homes

- ❖ Creative Couple's Stunning Tiny House built for only 17K

David and Catherine



Tiny Homes

LIVING BIG



Tiny Homes

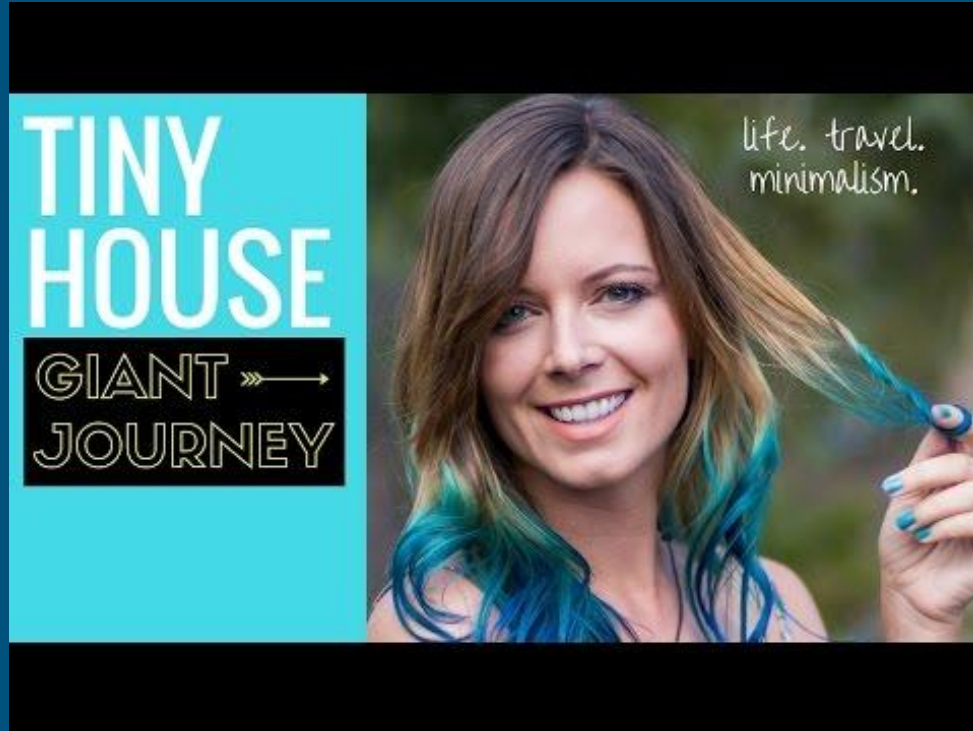
Jenna Spesard's Tiny Home

Cost - \$32,000 - Self built - has lived in her home for 3 years



Tiny Homes

— Jenna “Tiny House Giant Journey”



Tiny Homes

Michelle - Woman over 50 builds
Tiny Home for stability in retirement



Tiny Homes

- ❖ Brittany Harris - 1st grade school teacher
 - Builds Tiny house for \$35,000 with the help of her grandparents
 - Brittany is able to live in her school district!!



Tiny Homes

— Jewel Pearson “My Gypsy Soul”

- Single mom now empty nester
- Corporate executive simplifies her life



Tiny Home under construction here in Orange county

- ❖ Peter and Nacole Chachaj
 - Financial Freedom



Tiny Homes

— Nathan and Callie's Tiny Home



Tiny Homes



Tiny Homes

- ❖ In communities near universities, will they just be student housing?

Only 2 of 11 Criteria Met by Tiny Homes

<u>What Students Prefer</u>			What Students Prefer	
2 or more roommates (99%)	X		Fitness center (73%)	X
Private bedroom (95%)	X		Private bathroom (73 to 76%)	X
On-site parking (92%)	?		Student Dining (50%)	X
On-site laundry (90%)	✓		Big closets and storage (44%)	X
Proximity to campus (73%)	✓		Large kitchen (24%)	X
			Large living room (23%)	X

Sources: 7,000 Students Reveal Housing Wants, Aug.2013 and Housing Preferences for the Millenials, Oct. 2010

Code Amendments

— Required for Tiny Homes

- ❖ Define Tiny Homes
- ❖ Establish design criteria
- ❖ Establish building code standards

Definition Tiny Home

International Residential Code (IRC)

- ❖ A dwelling that is 400 square feet or less in floor area excluding the loft.

Definition Movable Tiny Home (Fresno)

TINY HOUSE. A STRUCTURE INTENDED FOR SEPARATE, INDEPENDENT LIVING QUARTERS FOR ONE HOUSEHOLD THAT MEETS THESE SIX CONDITIONS:

- **IS LICENSED AND REGISTERED WITH THE CALIFORNIA DEPARTMENT OF MOTOR VEHICLES AND MEETS ANSI 119.2 OR 119.5 REQUIREMENTS;**

Definition Movable Tiny Home (Fresno)

- **IS TOWABLE BY A BUMPER HITCH, FRAME-TOWING HITCH, OR FIFTH-WHEEL CONNECTION. CANNOT (AND IS DESIGNED NOT TO) MOVE UNDER ITS OWN POWER. WHEN SITED ON A PARCEL PER REQUIREMENTS OF THIS CODE, THE WHEELS AND UNDERCARRIAGE SHALL BE SKIRTED;**

Definition Movable Tiny Home (Fresno)

- IS NO LARGER THAN ALLOWED BY CALIFORNIA STATE LAW FOR MOVEMENT ON PUBLIC HIGHWAYS;
- HAS AT LEAST 100 SQUARE FEET OF FIRST FLOOR INTERIOR LIVING SPACE;

Definition Movable Tiny Home (Fresno)

- IS A DETACHED SELF-CONTAINED UNIT WHICH INCLUDES BASIC FUNCTIONAL AREAS THAT SUPPORT NORMAL DAILY ROUTINES SUCH AS COOKING, SLEEPING, AND TOILETRY; AND
- IS DESIGNED AND BUILT TO LOOK LIKE A CONVENTIONAL BUILDING STRUCTURE.

Tiny Homes

- ❖ *DO NOT* fit neatly within the three existing building code categories
 - RV's - on wheels can travel highways - ANSI
 - Mobile homes - built on wheels in factory moved to site - HUD
 - Stick built - traditional building - IRC
- ❖ *Need a new, consistent way to certify Tiny Homes*

IRC - International Residential Code

Appendix Q

Appendix Q of the IRC became effective at the national level in 2018 (can now be adopted by state/local govts)

- ❖ Addresses
 - Max floor size allowance
 - Addresses ceiling height, loft, stairs, risers, emergency exits
- ❖ Inspected and permitted like stick-built homes
- ❖ Only addresses the Tiny Home - *not the trailer or the wheels*

Methods to Certify Movable Tiny Homes

❖ ANSI or RIVA

➤ *“American National Standards Institute”*

➤ *“Recreation Vehicle Industry Association”*

❖ NOAH

➤ *“National Organization of Alternative Housing”*

Example Communities Removing Barriers to Movable Tiny Homes

Community	Status of Ordinance
Fresno, CA	First community allowing MTH as backyard cottage
Portland OR	Recent moratorium on removal of Tiny Homes Has begun to develop standards
Burnsville, MN	Draft ordinance under review including allowing MTH in R3 zoning (which includes mobile home parks), accessory dwelling units, and micro-apartments
Ojai, LA, Ventura, CA	Draft Ordinance under review
Flat Rock, NC	Ordinance adopted (uses RV Park)

Example Communities Removing Barriers to Tiny Homes on Foundations

Community	Example Revisions to Codes
Asheville, NC	Reduced lot width requirements Accessory Dwelling Units (allows use of non-conforming lots, revised permitted size, height, and max sq.ft.) Multi-family districts may have additional accessory dwelling units per lot with larger lots May have one owner or treat as condos
Greensboro, NC	Reduced setback and parking requirements Currently evaluating other code changes needed
Maine, GA, and ID	Have adopted appendix Q and are allowing Tiny Homes on Foundations

Tiny Homes

Projects in our community

Tiny Homes

Pee Wee Homes

Being built on Church of the Advocate land

3 homes

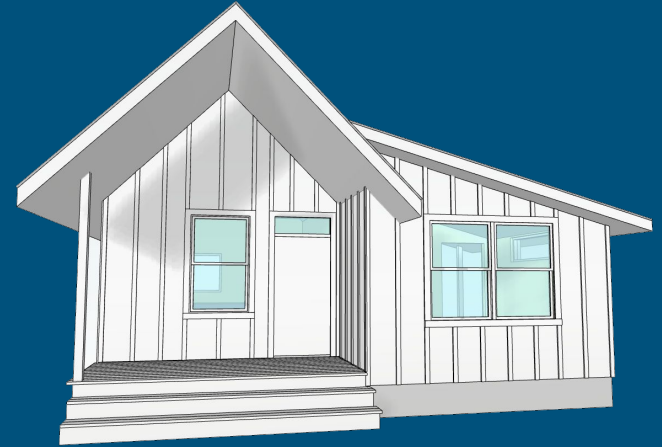
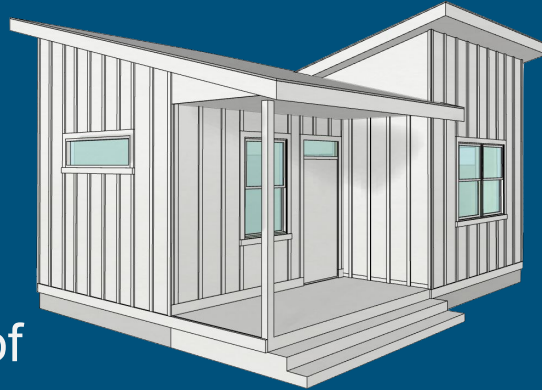
280 sq.ft.

On church property

\$40,000 to \$45,000

(excluding land)

Volunteer and Town of
Chapel Hill supported



Efficient Spaces Sustainable Design Beautiful Homes

Tiny Homes

Duplex built in Northside neighborhood

1 duplex
320 sq.ft. (each)
.07 acre
\$48,320 each
(excluding land)
Volunteer supported



Collaboration -

Self Help Credit Union, Pee Wee Homes, Habitat, Town of Chapel Hill

Tiny Homes

Projects around our State



Tiny Homes

The Farm at Penny Lane Chatham County



Tiny Houses Greensboro

Nonprofit building tiny houses for those experiencing homeless



6 homes

5 are 280 sq.ft.

1 is 180 sq.ft.

.5 acre

\$15,000 (estimate)

(excluding land)

Volunteer supported

The Village of WildFlowers - Flat Rock NC

Former mobile home park

- ❖ 26 acres
- ❖ Exemption from building code
- ❖ Park Models and Moveable Tiny Homes
- ❖ Village Hall
 - community kitchen
 - fitness center



Park Model Housing on Foundations

The Village of WildFlowers Flat Rock, NC



Movable Tiny Homes

Community First Village

Austin, TX

Transitioning from
homelessness

- ❖ 27 acres
- ❖ Health clinic
- ❖ Community market
- ❖ Community garden
- ❖ Worship facility
- ❖ Walking trails
- ❖ Bus stop



“Residents as
employees paid a
living wage”

Tiny Homes

How can they fit into our affordable housing equation?



Tiny Homes

Sustainable, Affordable Housing in our Community

- ❖ Backyard cottages
- ❖ Cluster community on town, University or privately owned land
- ❖ Homes on Faith Community property
- ❖ Habitat projects
- ❖ Unusable land
- ❖ Other

Tiny Home Petition to Town of

Chapel Hill *(will submit to Town Council 2/21/2018)*

- ❖ Evaluate code revisions adopted or being considered by other communities
 - Consider which of these or others are appropriate for Chapel Hill
- ❖ Amend the Town's codes to make Tiny Homes a legal and affordable housing option
- ❖ Adopt IRC Appendix Q for Tiny Homes

Thank You!



For More Information check out these sites

Link to Tiny Home Petition to Town of Chapel Hill

www.gopetition.com/petitions/make-tiny-homes-a-legal-and-affordable-housing-option.html

Andrew Odom “Tiny House NC Street Festival” April 28-29 2018, Pink Hill NC

<http://www.tinyhousencstreetfestival.com/>

International Residential Code (IRC) Appendix Q for Tiny Houses

<https://codes.iccsafe.org/public/document/IRC2018/appendix-q-tinyhouses>”

Village of Wildflowers <http://thevillageofwildflowers.com/>

“Tiny House Expedition” www.tinyhouseexpedition.com/

“Tiny House Giant Journey” <https://tinyhousegiantjourney.com/>”

CHALT www.chalt.org