TINY

IS THE NEXT BIG THING

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The Tiny Home movement is sweeping the country!

- Cities as diverse as Atlanta GA, Madison WI, Fresno CA, Rockledge FL, Washington DC and Nantucket MA, to name a few, have embrace tiny homes and/or tiny home on wheels.

- Cities, towns and counties nationally are beginning the discussions on how this new product fits into their communities and codes.

- Tiny Home Expedition has filmed a number of these early efforts and produced “Living Tiny Legally”
Average # of people per household has been dropping for 50 years – now at 2.6

Today…. households are more diverse …thus a mix of housing is needed to meet changing demographics
Tiny Homes on Wheels

What are they?

How are they different from other housing products?

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Tiny Homes on Wheels are NOT your conventional travel trailer or motor home

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Tiny Homes on Wheels are built to resemble a typical cottage or bungalow.
Built like a conventional house,

But on wheels!
Designs that aesthetically fit the community

Options that can complement any setting

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Multiple use
interior design

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Interiors for independent daily living

- Compact living
- Sleeping
- Cooking
- Sanitation
- Work & recreation

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Bathroom

Kitchens

Sleeping Loft

Building options are unlimited

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Benefits of Tiny Homes on Wheels to Community and User

• Affordable
• Energy efficient – Reduced carbon footprint
• Low water/sewer consumption
• Sustainable

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Tiny Home on Wheels benefits: continued

- Easy to locate, hookup and maintain
- Infill – Increased Density without sprawl
- Better use of Community resources/services
- No taxpayer subsidy required for affordable units

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Affordability Analysis
(Investor)

Average THOW cost = $65-$70,000.
Lot prep cost = $20,000 (utility hookup + trenching, water and electrical hookup, parking space, fees) =

Total Investment: $85,000 - $90,000

Rent: $725/month or $8,700/year

ROI (Return on Investment): 9.7% ($8,700/$90,000 = 9.7%)

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Affordability Analysis
(User & Taxpayer)

Median family income -- $82,300

- Low income (50%) = $ 41,150 x 30% = $12,345
- Very low income (35%) = $28,805 x 30% = $8,642

Thus, a significant portion of Ventura households can afford a tiny home on wheels as a 2\textsuperscript{nd} dwelling unit.

Cost of Affordable housing unit to taxpayer -- $0.00

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Cost of Tiny House on Wheels vs Stick Built

Added costs for stick built housing:

- Architectural Plans
- City Plan Check
- Inspection Fees
- Foundation
- Additional Time
- Additional square feet for IRC code requirements

Adding $35-45,000 over the cost of THOWs
Costs are now $125-$140,000 vs $85-$90,000
Flexibility of Use

- Live/work office
- In-Law Suite
- Guest House
- Caregiver Unit
- Student Housing
- Studio
- Affordable Rental
- Site Security
- Employee Housing

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Under current Code, the cottages below may well be consider 2\textsuperscript{nd} dwelling units

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But these cottages would NOT be permitted!

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Code amendments required to permit Tiny Homes on Wheels as 2nd dwelling units

- Define tiny homes on wheels
- Establish design criteria
- Establish building code standards

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“Tiny Home on Wheels”. A structure intended for separate, independent living quarters for one household that meets these seven (7) conditions:

1. Is licensed and registered with the California Department of Motor Vehicles and meets ANSI 119.2 or 119.5 (NFPA 1192) requirements;

2. Is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection. Cannot (and is designed not to) move under its own power.

3. Is no larger than allowed by California State Law for movement on public highways;
Definition continued:

4. When sited on a parcel per requirements of this Code, the wheels and undercarriage shall be skirted;

5. Has at least 140 square feet of first floor interior living space;

6. Is a detached self-contained unit which shall include permanent provisions for living, sleeping, eating, cooking, and sanitation; and

7. Is designed and built to look like a conventional building structure by meeting design criteria of this code.
ANSI: American National Standards Institute

https://www.ansi.org/

ANSI provides comprehensive building standards for Tiny Homes on Wheels, just as the Uniform Building Code

provides standards for stick built dwellings

-- Nationally recognized

-- The standard of the State of California
THOWs do not fit neatly in any existing code category, but are currently RV’s under CA law
Building Code Standards

- Stick Built & Modular
- Mobile Homes
- Tiny Homes on Wheels
- IRC Standards
- HUD Regulations
- ANSI Standards
Builders of Tiny Homes on Wheels are becoming “Certified” through:

--Pacific West Tiny Homes, Inc (also has a DIY program), or

--RVIA – Recreational Vehicle Industry Association

These organizations provide oversight of builders conformance with ANSI Standards
It is important that tiny homes on wheels are ANSI certified and meet design standards!!
Ojai: The second unit shall mirror or complement the primary residence in form, height, number of stories, materials and color.

Ventura: The second unit shall preserve architectural continuity with the primary dwelling unit through the use of comparable building form, height, materials, color, and landscaping.
Design Criteria in Existing Code

“Mini Me” design criteria?
• Does the design criteria fit with the unique nature of tiny homes on wheels?

• Does the design criteria reflect the fact that most 2nd dwelling units cannot be seen from City street?
Alternative Design Criteria Language

If the second unit is visible from the city street it shall complement the character of the primary residence or general neighborhood in form, height, number of stories, materials and color.

If the 2nd dwelling unit is not visible from the city street, the unit may be designed to complement and aesthetically fit the design character of the neighborhood.

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Issue/concern of Transiency

- Only a handful of people nationally regularly travel
- Most plan to move their tiny house 1 or 2 times.
- Most are looking for a secure home base for their tiny house near the city they currently reside and/or work.
- Tiny house people like the idea of the flexibility that their THOW allows, in the event of major life changes, i.e., family, job
- Few plan to move more often - those with flexible jobs or traveling jobs (digital nomads/remote workers, traveling nurse).

Remedy: Code requirements that only permits one (1)) THOW design approval per year approved site.
Barriers in local codes to housing affordability for 2nd dwelling units

- Additional paved off street parking
- Minimum sq. ft. of structure
- Minimum sq. ft. of lot
- Overly restrictive setbacks
- Utility hookups
- Building code requirements
- Zoning district limitations
- Fees and processing requirements
- Treating THOWs as conventional RV
- Restrictive design criteria
Hundreds of thousands of Californians live in crowded, unsafe and unsanitary conditions.

Affordable housing can’t wait!

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Cities/counties must rethink their zoning laws, -- antiquated rules on construction, housing and land use are contributing to high rents and income inequality, and dragging down the U.S. economy as a whole.

“In more and more regions across the country, local and neighborhood leaders have said yes in our backyard. We need to break down the rules that stand in the way of building new housing.”

The Obama’s Administrations prescriptions call for more **density**, **speedier** permitting and **fewer restrictions** on accessory dwelling units such as basement and garage apartments.

*President Obama  9/26/16*