



Housing Committee

November 25, 2019, 3-4 PM

Buggy Building Conference Room

1. Review of Minutes from Last Meeting
2. Tiny Homes
 - a. Bob Hughes met with Scott Jones of Tiny House Community Development on 11/6/2019. See attached "Summary of Meeting" notes.
 - b. Marshall provided a memorandum from the State Fire Marshal which gave requirements for tiny home administration and construction.
3. Garden Street
 - a. Bob Hughes and Kerry Bashaw spoke with the owner of the Garden Street property, Reverend Charles Mellette. He is interested in continuing the conversation about possibilities with the property.
4. Report from Marshall & Karen on Unified Development Ordinances & Urban Redevelopment
 - a. The City is still exploring Urban Renewal Area options for East Sanford
 - b. Feasibility Study for redevelopment of Singer Building and Father George Mill
 - c. UDO revisions to address residential design
5. Review of goals from last meeting
 - a. Bob asked all committee members to send priority goals for the committee to focus on in 2020.
6. Review of Housing Mission Statement – Does it need updating?
 - a. Shelters will be incorporated into Housing Committee so all aspects of the housing continuum will be included in affordable housing discussions. Shelter representatives will be invited to meetings.
7. Other Business
 - a. Discussion about permanent supportive housing, its requirements and the possibility of finding a local agency to take on that role.

The next Housing Committee meeting is scheduled for **Tuesday, January 7 at 10 AM**

Summary of meeting with Scott Jones of Tiny House Community Development (THCD) on 11/6/19:

It was a long process to get to this point (2012). They had tried a mobile unit but there was no enthusiasm for it & building codes were an issue.

It just so happened around this time that the Weaver magnet high school decided to build smaller houses. They do like Lee Senior does in building houses & selling them at auction. They got funding for this house & then donated it to the tiny house project.

The THCD was having trouble funding projects so Scott said they needed to form a non-profit (501-C-3).

* THCD is land rich. They have had several land parcels donated to them.

* On the front end they had to work closely with city & county agencies to get compliance on various ordinances & building codes. They kept these agencies involved in every step when they were constructing their first homes. Greensboro has even established a set of regulations for tiny houses.

* One of the difficult hurdles was getting zoning approval. The neighbors to the sites were concerned that the development would hurt their property values but Scott was able to show them that it would actually increase their values. The zoning was residential multi-family.

One of the THCD strategies was to get sponsors for the houses. Organizations would put up \$20,000-\$30,000 to cover the cost of a house. They are calculating \$121.00/sq. ft.

Presently, THCD is getting funds from the North Carolina Housing Finance Agency. The THCD raises 20% of the cost to become eligible for this funding. They obtain a construction loan & once the house is completed the NCHFA pays off the loan so the THCD has no debt.

All the residents of the homes built so far have been homeless singles & all are still there. There is a vetting process & THCD works with agencies who qualify these clients. One of the programs involved is the Continuum of Care (COC). If an individual qualifies for this program they get assistance for life & this is what they use to pay housing costs.

All of the units are leased with a rent of from \$350-\$450 per month, including utilities, depending on the size of the house.

There are no developers involved in this project. The only paid employees are a carpenter & two part time office workers.

They have a warehouse where they assemble all the walls before taking them out to the site. The warehouse is donated space at 1310 Gate City Blvd. in Greensboro.

They are currently building houses in High Point & are the ones who are talking to the folks in Fayetteville. Scott told me his goal is 100 tiny houses in NC.

* Considerations when acquiring land is transportation & the proximity to services (grocery stores, drug stores, etc.) & the availability of water, sewer & power.

The general layout of the current homes is bedroom on one side, bathroom on the other side with living & kitchen area in the middle.

A B corporation was mentioned.

The rent income is used for funding future projects (similar to Habitat). \$500 per house is set aside annually to cover any maintenance costs.

Tiny House Community Development is a 501c3 Nonprofit organization working to develop tiny house communities throughout North Carolina. These communities will consist of 3 -10 units on individual lots. Tiny houses will be leased to residents based on their income and current situation.

THCD will work with local nonprofit housing organizations (CoC) that will assist in qualifying potential residents. Our intent is to create safe, permanent affordable housing for those experiencing homelessness. We are currently working with the City of Greensboro and the City of High Point to develop two tiny house communities.

Staff:

Tom Bader, Project Manager/General Contractor

Phillip Guerrero, Construction Leader

Terri Rafkin, Volunteer Coordinator

Jessica M. Ocasio, Intern

Board:

Scott Jones, Executive Board Chair

Bennita Curtain, Vice Chair

Jeff Egerton, Vice Chair

Barbara L Barker, Treasurer

Mark Stinson, Construction Comm. Chair

Kevin Carter, Governance Comm. Chair

Cameron Green, Fundraising Comm. Chair

Teri Hammer

David Merritt

Jomar Pastorelle

Claire Wilson

Cheri Myers

Tiny House Greensboro's first Tiny house community approved by the City of Greensboro Zoning & Inspections. This new community will consist of five 288 square ft tiny homes and one 180 square ft tiny home. Each will have a bedroom, full bathroom, kitchen with full-size appliances and living area.

The first Tiny House

The first tiny house is 180 sq ft with a loft, built by students in Construction Technology classes at Weaver Academy. Students raised the money for material and designed and built the tiny home in one semester. Weaver Academy plans to build more tiny homes for THG in the future. This house was moved on location by Reuben's Shed Moving. Moving and pilot car services were donated, as well.

FIND US

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MIKE CAUSEY, INSURANCE COMMISSIONER & STATE FIRE MARSHAL
BRIAN TAYLOR, CHIEF STATE FIRE MARSHAL

MEMORANDUM

Date: February 15, 2019 (replaces October 21, 2015 Tiny Homes in North Carolina memo)

To: Code Officials, Manufacturers, Consumers, and other Interested Parties

From: C. Patrick Walker, PE
Technical Services Manager
Manufactured Building Division
Office of State Fire Marshal/NC Department of Insurance

Re: Guidelines for Tiny Homes in North Carolina

There has been a nationwide movement recently regarding the usage of “Tiny Homes” as a viable single-family dwelling. Tiny Homes are acceptable as permanent single-family dwellings in North Carolina provided they meet the following minimum requirements.

NOTE: This is not intended to be an all-inclusive list of requirements. All code references are to the *North Carolina State Residential Code, 2018 edition* unless otherwise noted.

Tiny Homes in North Carolina

Administrative Requirements

1. Must be permitted by the local building official having jurisdiction over the building site – *Section 106.1 - NC Administrative Code and Policies, 2018 Edition*
2. Must be of open construction so unit can be fully inspected by the local building official – *Section 107.1 - NC Administrative Code and Policies, 2018 Edition*
3. May be constructed of closed construction at an off-site location if the off-site construction is inspected and certified under the NC Modular Construction Program. *NC General Statute GS § 143-139.1*
4. Must meet local zoning and set-back requirements as applicable
5. Must meet community protective covenant requirements as applicable

Construction Requirements

1. Unit and its foundation must comply with the *North Carolina State Residential Code, 2018 Edition – Section 101.3.2.10 NC Administrative Code.*
2. Habitable Space is defined as a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered *habitable spaces.* - *Section R202*

OFFICE OF STATE FIRE MARSHAL

3. Habitable rooms must have not less than 70 square feet (6.5 m²) of floor area - *Section R304.1* - Exceptions: Kitchens
4. Habitable rooms must not be less than 7 feet (2134mm) in any horizontal dimension - *Section R304.2*
5. Ceilings Height Effect on Room Area – Portions of a sloped ceiling measuring less than 5 ft. or a furred ceiling measuring less than 7 ft. (2134mm) from the finished floor the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room. *Section R304.3*
6. Ceiling heights must be a minimum 7 foot (2134mm) in habitable spaces, hallways, bathrooms, and toilet rooms – *Section R305*
7. Every dwelling unit must have toilet facilities – water closet, lavatory, and a bathtub or shower – *Section R306.1*
8. Must have a kitchen area with a sink – *Section R306.2*
9. All plumbing fixtures must be connected to a sanitary sewer or to an approved private sewage disposal system – *Section R306.3* (Storage tanks are not acceptable)
10. Must be provided with a heating facility – *Section R303.8*
11. Must meet the means of egress requirements - *Section R311*
12. Must meet the energy conservation requirements – *Section N1101.1*
13. **IF the unit is constructed through the NC Modular Construction Program**, the unit must also meet the following minimum construction and design standards for modular homes - *NC General Statute GS § 143-139.1.*,
 - (1) Roof pitch. - For homes with a single predominant roofline, the pitch of the roof shall be no less than five feet rise for every 12 feet of run.
 - (2) Eave projection. - The eave projections of the roof shall be no less than 10 inches, which may not include a gutter around the perimeter of the home, unless the roof pitch is 8/12 or greater.
 - (3) Exterior wall. - The minimum height of the exterior wall shall be at least seven feet six inches for the first story.
 - (4) Siding and roofing materials. - The materials and texture for the exterior materials shall be compatible in composition, appearance, and durability to the exterior materials commonly used in standard residential construction.
 - (5) Foundations. - The home shall be designed to require foundation supports around the perimeter. The supports may be in the form of piers, pier and curtain wall, piling foundations, a perimeter wall, or other approved perimeter supports. (1971, c. 1099; 1989, c. 653, s. 2; 2003-400, s. 17.)
14. **IF the unit is constructed through the HUD Manufactured Housing Construction Program** the unit must also contain a minimum of 320 sq. ft. of floor area when erected. *24 CFR 3280.2 - Definition of Manufactured Home*

NCDOI NOTE: This memo addresses structures intended for use as a permanent single-family dwelling. Units that are manufactured and certified by the **Recreational Vehicular Industry Association (RVIA)** are considered recreational vehicles and should be treated as such.

NCDOI NOTE: See the NCDOI Recreational Park Trailer Memo for Requirements for Recreational Park Trailers (Park Models, Park Model RV's)