

# Tiny Houses

A wooden deck with outdoor furniture in a forest, with a tiny house visible in the background. The scene is set in a lush green forest with tall trees and dense foliage. In the foreground, a wooden deck is covered with fallen leaves. On the deck, there is a small table and four chairs. In the background, a tiny house is built on a slight rise, surrounded by trees. The overall atmosphere is peaceful and natural.



# Who Are We?

- Laura and Matt LaVoie
- Life in 120 Square Feet
- Tiny House Books
  - 120 Ideas for Tiny Living
  - Life in 120 Square Feet: The Essays
- Asheville SHAC



# What is a Tiny House?

- **400 Square Feet or Less**
- **Tiny homes can be built on foundations or can be movable structures built on a trailer.**



# What Are The Benefits of Tiny Homes?

- Smaller footprint
- Eco friendly
- Energy efficient
- Affordable cost
- Urban density
- Potential for mobility
- Downsizing
- Debt reduction



# Tiny Homes vs. Mobile Homes

- The overall aesthetic
- The philosophy of tiny living
- The efficiency of the space
- The materials used in construction



*In some cases, mobile homes will make more sense. In others, tiny homes. There is no one-size-fits-all answer.*



# What Causes Hesitation in North Carolina?

- Are tiny homes legal?
- Are tiny homes safe?
- Are they a viable solution to combat homelessness?



# Are Tiny Homes Legal?

- **Minimum size requirements are typically determined by the building code. Each state or municipality can adopt aspects of the International Residential Code and apply them to their needs.**
- **The ICC (International Code Council) recently approved an appendix to the International Residential Code that created provisions to make homes under 400 square feet legal within the framework of these codes.**



# Are Tiny Homes Safe?

- **The newly adopted Appendix addresses egress, minimum ceiling heights, loft, stairs and other safety issues surrounding tiny homes.**
- **It has been approved to appear in the 2018 International Residential Code, making it easier for municipalities to incorporate into local codes.**



# Homelessness and Tiny Homes

- Tiny House Villages
- Work/Live Programs
- Veterans Projects
- Keep Families Together





# Tiny Housing Boom for the Homeless

Dignity Village in Portland, OR, and Opportunity Village in Eugene, OR, once forged new ground in offering tiny house villages as transitional housing for homeless people rather than tents or dormitory style public housing. Now the concept has taken hold. Here are the four most recent projects:





## Case Study:

### **“A Place for You” in Multnomah County, Oregon**

- **A homeowner would agree to have a tiny home, approximately 200 square feet, built on their property.**
- **The county pays for construction, estimating about \$75,000 per home.**
- **The homeowner would commit to a 5 year lease for a family experiencing homelessness without accepting rent.**
- **At the end of the 5 years, the homeowner would be able to keep the tiny home as a property upgrade.**
- **They began their pilot program in June of this year.**



# What is the Future of Tiny Homes?

- Is it a viable business for builders?
- Is it worthwhile for developers?
- How can North Carolina benefit from tiny homes?





# Asheville Small Home Advocacy Committee

- Accessory Dwelling Units
- Urban Infill
- Affordable Housing
- Minimum Size Requirements





# Resources for Communities, Developers, and Builders

- [TinyHouseBuild.com](http://TinyHouseBuild.com) (PDF for Tiny House Appendix)
- *Tiny House Living: Ideas for Building and Living Well in Less Than 400 Square Feet* by Ryan Mitchell
- [InsureMyTinyHome.com](http://InsureMyTinyHome.com)
- [Lightstream.com/tiny-houses](http://Lightstream.com/tiny-houses) (a division of Sun Trust Bank)
- [TinyHouseTrailblazers.com](http://TinyHouseTrailblazers.com)