

Can Tiny Houses Help Solve the Housing Shortage?



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REMEMBER: Katrina Cottages are viewed as a **FIRST STEP**, and assume enlargement over time.

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‘Tiny Living’ and small units are not
new to NJ, but most often seen as
Micro-Units
Studio Apts
SROs

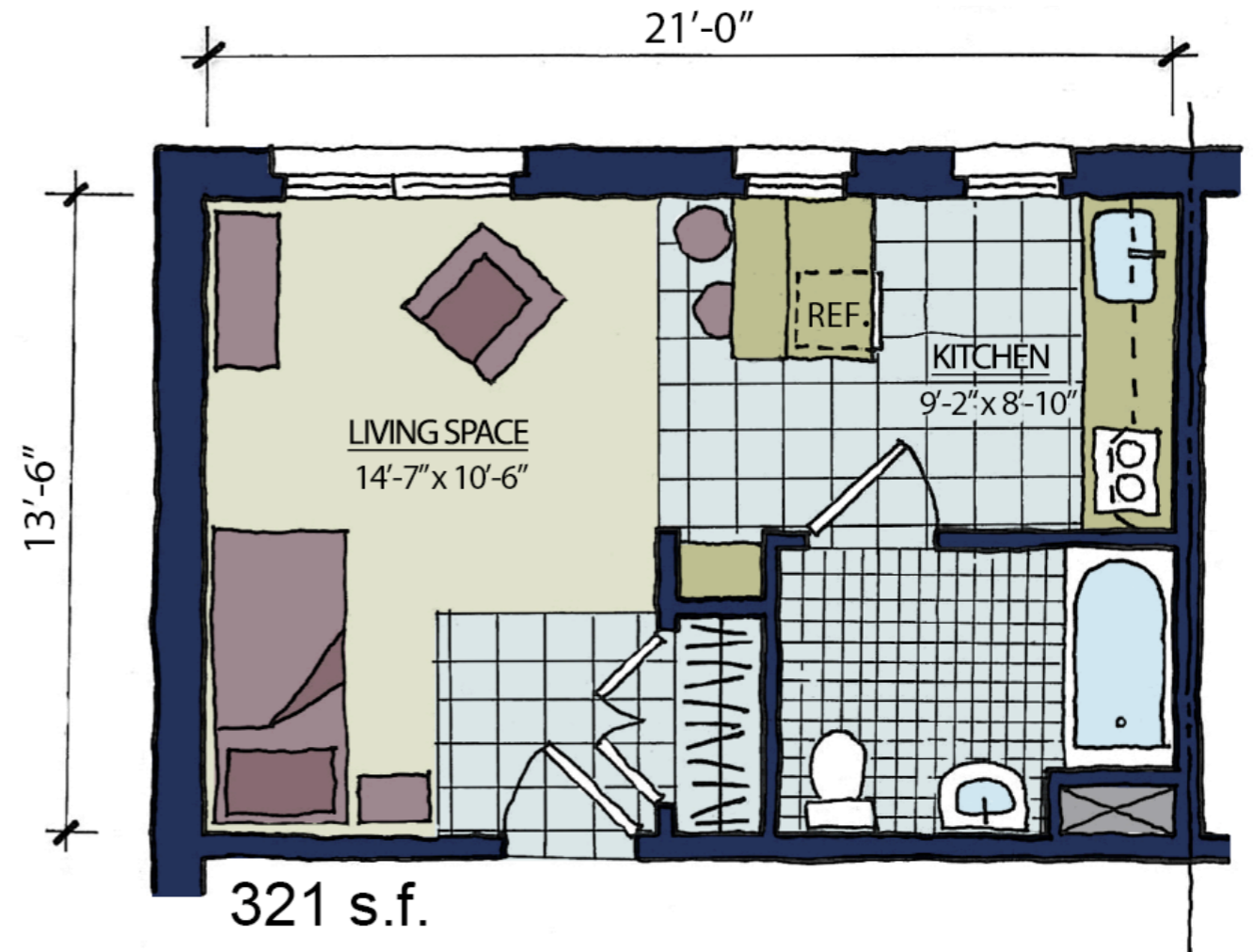
How Small is Too Small?

Micro-Units for Supportive Housing

Small multifamily projects, not stand-alone homes. Projects require common space for circulation, utilities, and amenities.

	<u>Municipality</u>	<u>County</u>	<u>Unit Size</u>	<u># Units</u>
PERC Supportive Housing	Union City	Hudson	225 sf	8
Hope Gardens	East Orange	Essex	330 sf	24
Lily Mae Manor	Wildwood	Cape May	321 sf	13
Van Sciver Residences	Closter	Bergen	425 sf	17
Center House	Asbury Park	Monmouth	346 sf	25
Cape Manor	W. Cape May	Cape May	318 sf	7
Promise House	New Brunswick	Middlesex	310 sf	10
				104

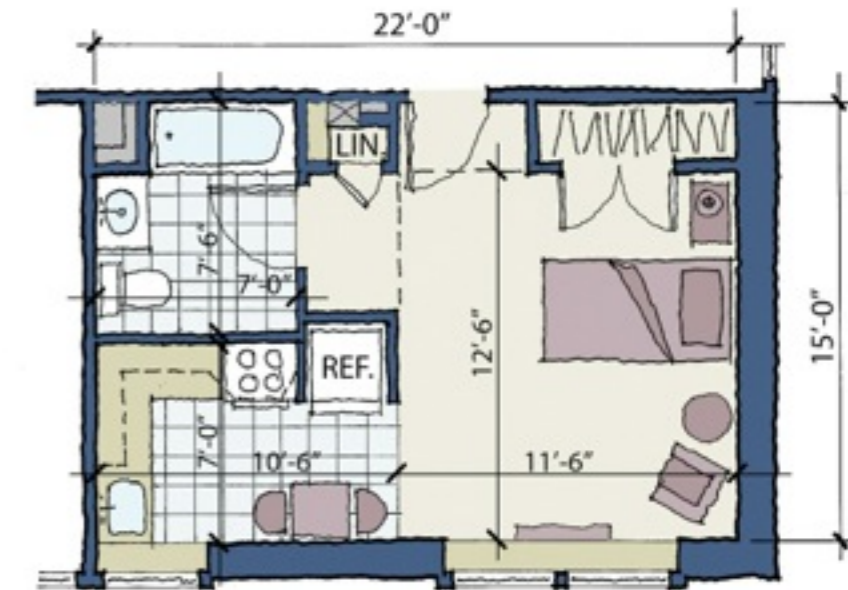
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321 s.f.

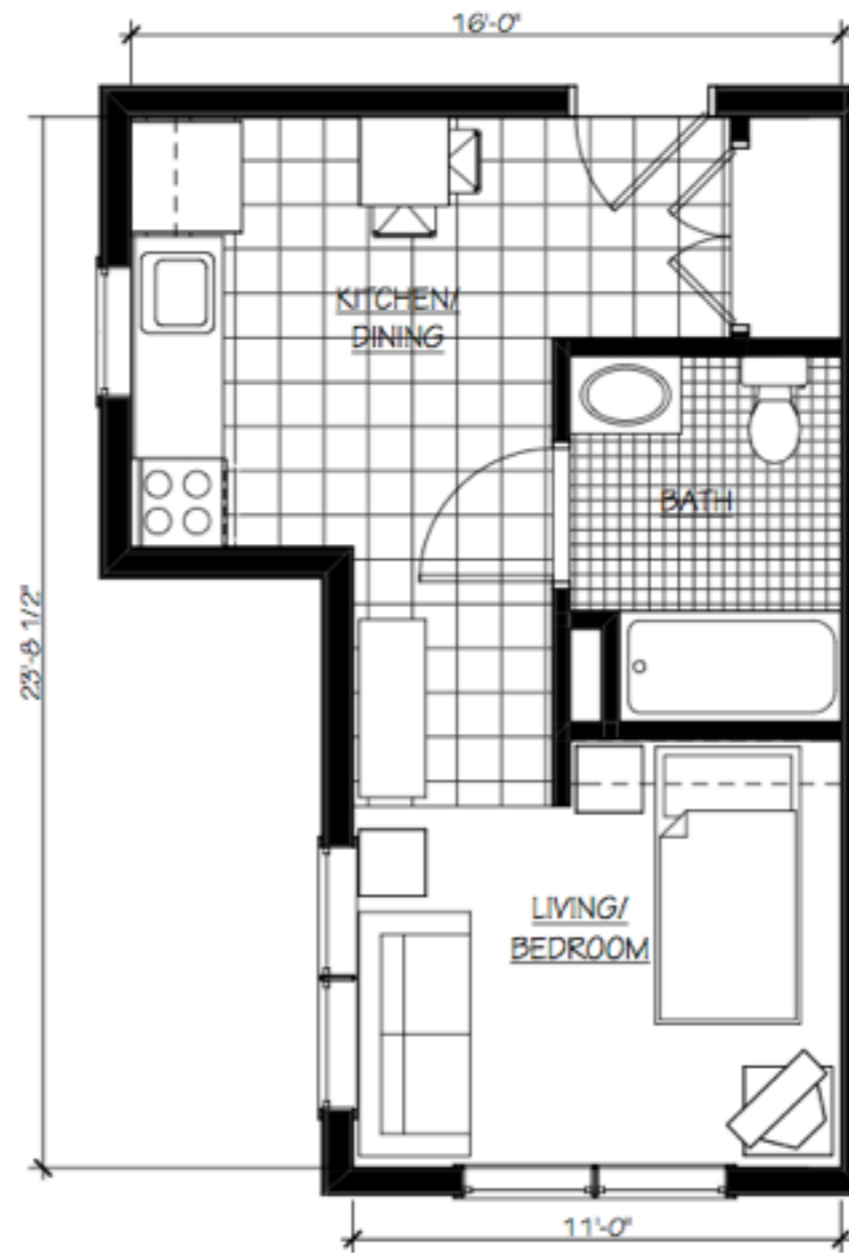
Lily Mae Manor / Wildwood

How Small is Too Small?



Hope Gardens / East Orange (330 sf)

How Small is Too Small?



Cape Manor / West Cape May (318 sf)

What About the Codes?

Building Codes

Tiny Houses are “Permanent Structures” - Residential code for dwellings apply
Micro-Units are typical ‘R2 Apartments’ - clearly addressed in the code

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Zoning Codes

Local codes often have minimum unit sizes that won't allow Tiny Homes or Micro-Units
Minimum size criteria has implications for taxes, student conversions, etc.
Many Urban areas recognizing trend to smaller units (esp. Micro-Units)
State MLUL could create ‘by-right’ permission for Tiny Houses in Residential districts

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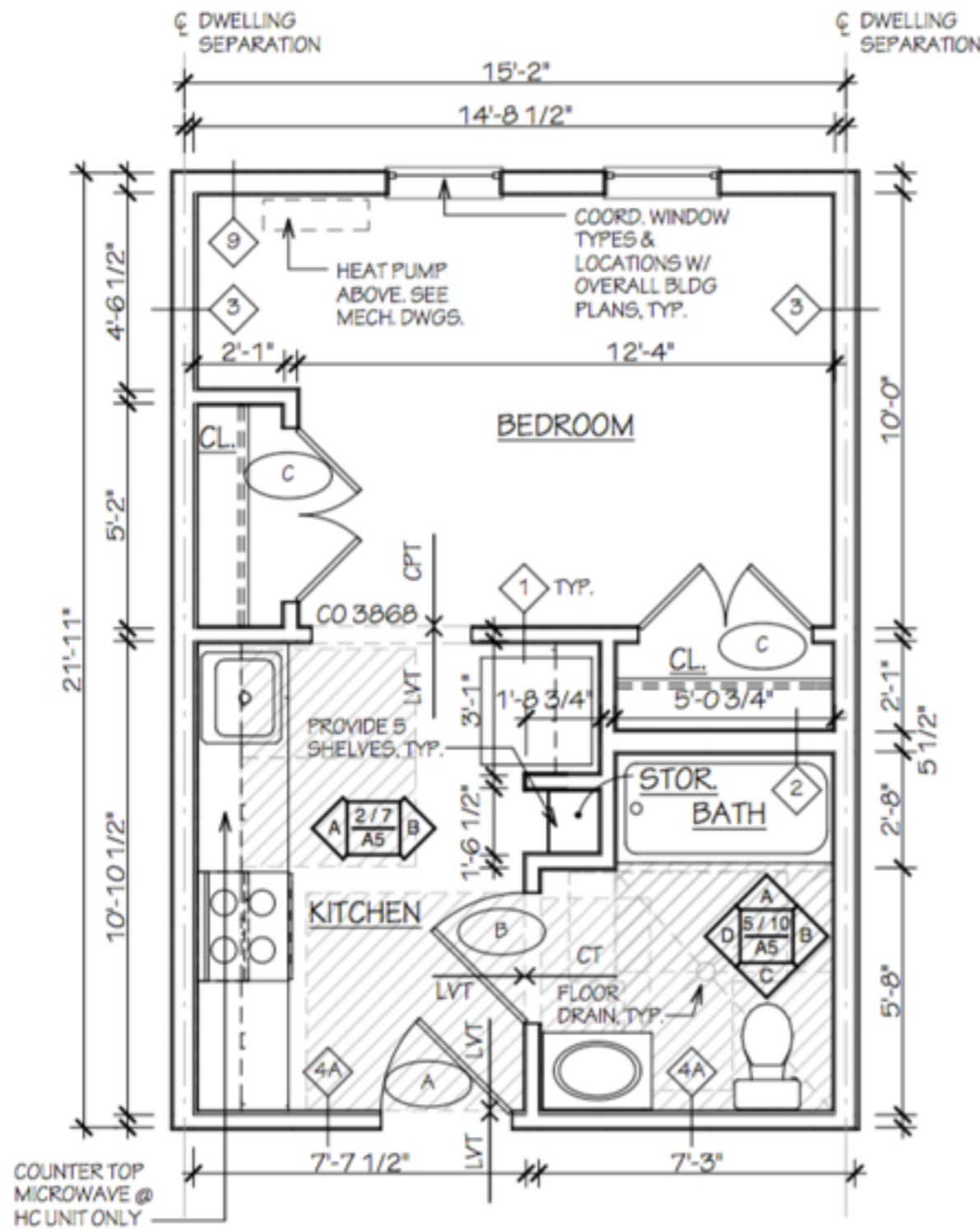
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Handicapped Accessibility

Federal Fair Housing Act applies to all new units in buildings with 4 or more dwellings
NJ Barrier-Free SubCode applies in buildings with 4 or more dwellings
ADA 2010 update reinstated design criteria for Covered Residential Dwellings

Even Tiny (individual) Houses, if created by a State or Local program, would need to comply for accessibility (Title II of ADA)

What About the Codes?



Promise House (310 sf)

- Accessible Bath
- Accessible Kitchen
- 2 closets
- 10'x12' Living Space

What Should We Be Focused On?

Final Thoughts on Realities of Construction:

Tiny Houses very fussy in the details - not easy to field build or maintain

Both are ideal for Modular or 'Kit' Manufacturing technology

Assume highest per-square-foot costs - no 'cheap space'

Housing becomes a 'purchased' product, not a job-creator

Smaller local contractors can do site preparation & utilities

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Use The Right Tool for the Job

It's not about the Building - Tiny Houses are a Sophisticated Lifestyle Choice

Tiny Houses assume land & access - not a high-density solution for populous NJ

Work toward permissive policies to use Tiny Houses OR Micro-Units, and let the situation dictate which approach makes most sense