

A HOUSING GLOSSARY

Accessory Dwelling Units (ADU) – Sitka defines ADUs as a detached second dwelling unit on a single lot. Other cities (such as Juneau) also consider that ADUs can be a second dwelling unit that is attached to the primary home with its own entrance, kitchen, and bathroom. (These are not rooms for rent in a house.)

Co-Housing is an intentional community of private homes clustered around shared space, fostering a village feeling. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. The first one in Alaska, Raven’s Roost Cohousing, is just now opening in Anchorage. It is on 6.2 acres and has a “Common House” that offers a large kitchen and dining area for optional shared dinners 2-3 nights/week, a kids’ play room, living room with library, guest rooms, laundry, etc. Courtyards, gardens, a workshop, fitness room and recreational open space are shared. The design of the neighborhood encourages spontaneous interaction, including conversation, movie nights, the playing of games, dancing, etc. Legally, they are a condominium association. The 3-4 BR units (all that are left) will sell in the mid-\$400s.

Community Land Trusts are well-established mechanisms for maintaining and expanding the stock of affordable housing. They are typically non-profit organizations or non-governmental organizations (NGOs). A December 2015 National Community Land Trust Network review surveyed over 200 CLTs; each stewarded from one to over 33000 units. The CLT model is flexible. The most common tools to achieve affordability are ground leases, deed covenants, and resale formula agreements. Over the last 20 years, the relationship between CLTs and municipalities has evolved and today they often work in partnership (some are even run by municipalities).

Cottage Housing is generally defined as a grouping of small, single family dwelling units clustered around a common area and developed with a coherent plan for the entire site. They have gained popularity in recent years as a type of infill development on small sites, within existing developed areas.

A **Cottage** is a small house. There are most commonly between 800 to 1,000 square feet, but there is no set definition.

Infill is the planned conversion of empty lots, underused or rundown buildings, and other available space in built-up urban and suburban areas for use as sites for commercial buildings and housing.

Manufactured Homes are built AFTER 1976 and should technically no longer be referred to as *Mobile Homes* but instead are *Manufactured Homes*. They are built to a higher standard of quality than yesterday's "*Mobile Homes*." Manufactured Homes are built entirely in a factory under the federal building code administered by HUD. Manufactured homes generally come in single or two-section units and their dimensions range from 8 feet or more wide and 40 feet or more long. Manufactured homes can be placed on a basement and include multi-wides and expandable manufactured homes. Manufactured homes are NOT travel trailers, motor homes, and modular housing.

Mobile Home is often used interchangeably with the term *Manufactured Home* but in fact they mean quite different things. "Mobile Home" refers to homes built PRIOR to 1976 when the HUD code governing building standards for factory-built homes was instituted, greatly improving quality standards. Mobile homes may be located inside a mobile home park or on an owner's land. These homes typically have steel I-beams which run along the underside of the homes; these I-beams may rest atop concrete blocks, wooden pillars, metal stands, or a permanent concrete foundation.

Modular Homes are manufactured in a production facility and built in two or more sections in a controlled factory setting that are then transported and assembled on location. The assemble process typically uses a traditional concrete foundation (permanent). Unlike a mobile home, a modular home cannot be moved once built. These homes are treated just like a traditional home you'd buy in a neighborhood. They offer outstanding features, a huge assortment of pre-designed homes, and their price per square foot are sometimes lower than the traditional stick built home. Modular homes can be completely customized to meet the home-buyers needs and tastes. Modular homes can look identical to traditional frame site built homes once completely attached. Modular homes are built to either local or state building codes as opposed to manufactured homes, which are built to federal building codes.

A **Recreational Vehicle (RV)** is a large vehicle (or trailer) equipped with living space and amenities found in a home, such as a bathroom, kitchen, and beds for use during travel and camping. A **Trailer** a long platform or box with wheels that is pulled behind a truck or car and used to transport things. It is often furnished, parked and used as a dwelling or office.

A **Tiny Home** is typically under 500 square feet (this is subjective), and typically is on wheels. Zoning regulations typically specify minimum square footage for new construction on a foundation, and for tiny houses on wheels, parking on one's own or other private land may be prohibited by local regulations against "camping. In addition, RV parks do not always welcome tiny houses. DIYers may be turned away, as many RV parks require RVs be manufactured by a member of the Recreational Vehicle Industry Association (RVIA). Tiny houses on wheels are typically considered RVs and not suitable for permanent residence, according to the RVIA. In 2014, the first "tiny house friendly town" was declared in Spur, Texas; however, it was later clarified that a tiny house may not be on wheels but must be secured to a foundation. In July 2016, Washington County, Utah revised their zoning regulations to accommodate some types of tiny houses. An amendment to the International Building Code is under development to create standards for Tiny Homes to guide building inspectors.