

Tiny Home “Village” Idea - Next Step to Determine Viability

Over one year ago, Rick Boggs approached Pastor Randy Carter with an idea for a tiny home “village” on the property of NHBC. The land between the New Hope Road parking lot and the Lexington on the Green Apartments is spacious enough to accommodate several tiny homes and community space (refer to concept drawing by Rick Boggs). The Admin Council listened to the idea and agreed unanimously to proceed up to the point of any financial obligation for the church.

The movement on this idea stalled during the early months of the pandemic. Pastor Lori Welborn was eventually able to initiate a few contacts with the City of Raleigh that produced some helpful conversations and connections that lead us to this present moment.

What we have at the present moment includes the following:

1. The Idea: a 12 tiny home “village” to be located between the New Hope Road parking lot and Lexington on the Green Apartments and to be designated for armed forces veterans in Raleigh.
2. A concept drawing by Rick Boggs.
3. Presentation and approval from the Admin Council to take the next exploratory steps with the City of Raleigh and any others to understand what would be required for this project to come to life.
4. Conversations with Justin Biegler, Project Advocacy with the City of Raleigh, that outlined typical next steps for this kind of project, including a suggested Sketch Plan meeting with the City of Raleigh.
5. Conversations and estimates from two engineering firms in Raleigh to develop the sketch plans and to attend the meeting with us and the City of Raleigh.

More information on #4 and #5:

Justin Biegler strongly suggested that NHBC engage the City of Raleigh in a Sketch Plan meeting. The purpose of the meeting includes reviewing initial plans for the “village” and working through various questions and considerations the City will have with any building project. Those in construction know that many variables are taken into account with any project, variable beyond simply setting a few houses on a tract of land. The cost of this one hour meeting is \$624.00. Justin stated that this meeting will enable NHBC to determine if the project has a real future, what hurdles might be present from the start and along the way, and it will help the church have a better initial understanding of what will be required.

Justin Biegler then suggested that we hire an engineering firm to help us with both a sketch plan and with the meeting with the City. In an hour meeting and cost of \$624.00, NHBC will want to be fully prepared for the meeting and be conversant with the topics in the meeting. There is no

way we can do that alone. The assistance of an engineering firm will enable us to move toward the Sketch Plan meeting with the City with full preparation. We have two estimates from two engineering firms: 1) Wake Land Design, Jason Meadows - \$2,000 for property research and identification and sketch plan and attendance at the city review meeting; and 2) FLM Engineering, Jon Frazier - \$750.00 for a sketch plan and attendance at the city review meeting. There is an obvious difference in the estimates. First, Wake Land Design is a smaller business and will do a little more before the Sketch Plan meeting with the city. Jason Meadows of Wake Land Design indicated his interest in the project. Second, FLM Engineering is a larger firm and let us know that they would do their best to work us into their schedule. They are interested but have bigger projects that take priority.

NHBC has received a gift to cover the cost of the Sketch Plan meeting and the cost of whichever engineering firm we select (either scenario above is covered).

The decision we need to make together is on this next step that includes the following:

- 1. Schedule the Sketch Plan meeting with the City of Raleigh.**
- 2. Hire an engineering firm to work with us for the Sketch Plan meeting.**

Presently, we have no plans to move any further than the Sketch Plan meeting with the City. That meeting will give us a sense of what the future of this project will look like. We know there are important future considerations for this idea, including the need to establish a non-profit organization to take the responsibility for fundraising, building, and then ongoing oversight of the homes. That same organization would need to determine how to handle all leasing matters and work with a property management company. These considerations and many more are important. At this point, however, they are dependent on the steps outlined above.

If the church decides to engage the City of Raleigh through the Sketch Plan meeting, the results of that meeting will be brought to the church to discern next steps.

Discussion and Questions.