

MicroHome Development Concept: Frequently Asked Questions

Are MicroHomes too small to live in?

Absolutely not. We used to build small footprint homes which are now only found primarily in aging neighborhoods. Also consider the fact that the average square footage of apartments being built today are 700-1000 for a one or two bedroom.

Why do we call it a MicroHome?

It's currently referred to as a MicroHome because current public sentiment is anything less than what is currently being built today (2,800 square feet) is *micro* or *tiny*. We should actually start calling this product type a *Practical Home*.

Why are we not building MicroHomes already?

Local zoning in many instances restricts this type of product from being built. Public opinion also misunderstands the concept of a MicroHome which makes it more difficult to gain support at the local level.

Will MicroHomes bring down my property values?

The common misconception is that MicroHomes are solely for low, or very low, income residents which in turn could negatively impact property values. This project is not specifically about providing housing for low income and/or homeless individuals; its more about providing attainable housing options for our workforce and aging population.

Will MicroHomes stand out or disrupt the community character of a neighborhood?

No. MicroHomes will be high quality-built homes with architectural styles similar to traditional homes. They will be specifically designed to preserve the character of existing and surrounding neighborhood homes.

Will local infrastructure be able to support the new density?

Yes. MicroHomes are intended for areas that have existing infrastructure that is able to support new development.

Will this housing type be turned into Airbnbs?

No. The MicroHomes neighborhood concept will include HOA covenants that require owner-occupied units.

Will MicroHomes be accessible for older adults?

Yes, definitely. There will be several designs of MicroHomes created. Our team of expert designers and builders will advocate for models that are designed to be accessible for older adults and those with disabilities.

How will MicroHome prices stay affordable for new owners if the point is to acquire financial equity?

If/when this pilot project is successful, the goal is to build more of this needed housing type across the county. As more for sale housing units enter the market, the expectation is that prices across the housing market overall will decrease due to increased supply at all price points. This will facilitate more opportunities for attainable housing for those seeking housing at all price points.

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Do you really think this housing type can be built without government subsidies and/or state/fed grants?

Yes. A major objective of this project is to prove the fact that you can build quality, needed housing for our working professionals and aging seniors at an attainable price point without the use of government handouts.