

From the [coalition website - top 5 page](#) - **FOR EDITS:**

## **Our Objectives:**

1. Incentivize private entities and government to fund and invest in affordable housing  
Emphasize applicable funds into a packet you can share with bank loans, capital campaigns, and grant funds like CDBG, LIHTC, and state funds like Community Legacy funds
2. Energize residents to market tiny housing as part of the wider built environment toolkit with tiny house zones, pilot projects, and standalone ADUs
3. Encourage legal advocacy in rural counties, small towns, and large cities by emphasizing existing strategic plans' housing needs
4. Asset-map related cultural desires like central amenities, arts districts, transit districts, and heritage areas
5. Bridge 'kissing cousin' house forms for other low-income affinity groups: homelessness/unhoused, elderly residents, veterans, artists, race and religious minorities, LGBTQ+, migrants and temporary workers, those with chronic health needs

## **Our Role in Village Projects:**

1. Identify responsible non-profit entities (CHDOs) with financial capacity and personnel with history of good financing management
2. Match-make village projects in need of an operating partnership: an Investor, Lending Agency, Developer; and a community of supporters.
3. Collaborate and delegate (or locate a end-to-end solution) to find sites, request pre-development costs, find underwriter, legal, architecture, design, engineering, construction, and operations. Require a proforma consisting of start-up costs, reserves, escrows, tax credits, financing, acquisition costs, construction or rehabilitation, professional fees.
4. Reference maximum rents, area median income, and rate of homeownership with any jurisdiction cited.
5. Recommend urban design features, assist with advocacy and public meetings, and give or refer to guidance on planning challenges.

## **Our Advice to All: Residents, Builders, Developers, Planners:**

1. Communicate learning curve with sourcing and choosing building materials locally and regionally
2. Don't arm wrestle land into something it doesn't want to be, that's expensive and time consuming (avoid land uses and zones that are not welcomed by municipal staff)
3. Use terms like "cottage cluster", "home", "pocket neighborhood", "alley home", "lank bank", and "co-op village"
4. Follow our [DIY Rubric to Review Your Town's Best-Fit \(Planning\)](#) called "How Tiny-friendly is your town/county?" to cite land use and zoning, building and residential code, community messaging/climate, then conduct a comparison/review of the area's comprehensive plan
5. Share the ['So you want a tiny house in Maryland?' Infographic Work Doc](#) flow chart to give a TLDR walkthrough of the big pictures related to intentional living, and flow the viewer through the process