Interested in earning $500 month in rental income?
Host a Tiny Home in your backyard!

New Attractive Tiny Homes

San Jose Conservation Corps tiny homes are furnished for independent living for 1-2 people.

Fully outfitted Tiny Homes are built on custom trailers and include:

- Sleeping quarters
- Kitchenette – Stove, refrigerator, sink
- Full bathroom – Shower, sink, flush toilet
- Space heating and cooling appliance
- Living space sizes are between 216 - 300 square feet

Easy 5-Step Process

1. Complete online form
2. Site assessment
3. Enter into property lease agreement
4. Deliver tiny home
5. Connect utilities

Start earning $500/month cash!
Site Requirements

- Site must be within City of San Jose (can be in unincorporated section of San Jose)
- Flat and level dirt or concrete site
- 2-feet clear workspace all around tiny home location
- 14-feet of overhead clearance

Site Preparation & Utilities

- SJCC will prepare site for tiny home
- SJCC and licensed subcontractors will connect utilities (water, sewer, electrical)
- SJCC will pay permit fees and proportional utilities

Details

- 5-year property lease term
- Monthly lease payments are from San Jose Conservation Corps
- All students have renters insurance

Students

- Tenants will be students of the SJCC ages 18-27
- All students pass background checks and are drug free
- Tenants are selected and managed by SJCC
- Students pay rent to SJCC
- Homeowner approves tenants before move in

About San Jose Conservation Corps + Housing Solutions Enterprise

The San Jose Conservation Corps (SJCC) is a 501(c)(3) nonprofit organization that provides opportunity youth ages 18-27 with a quality high school education and teaches valuable work and life skills that empower them to become responsible, caring citizens. Founded in 1987, the SJCC is a licensed California General (Class B) Building Contractor #812939.

The Affordable Housing Developer + Training Program is a project operated by the San Jose Conservation Corps that seeks to develop housing for the 30% of our students that need safe and stable housing.

For more information, visit: www.sjcccs.org/tinyhomes, send us an email to tinyhome@sjcccs.org, or you can call us at 408-837-3268
SAN JOSE CONSERVATION CORPS + CHARTER SCHOOL

Housing Solutions Enterprise
Tiny Homes Initiative

THE PROBLEM
Students arrive at San Jose Conservation Corps with:

- No high school diploma
- No job skills
- No job

30% of SJCC students are homeless transition age youth

THE SOLUTION
Our tiny homes initiative leads to stable affordable housing, allowing students to:

- Obtain a High School Diploma: As they are able to focus on their education
- Develop Job Skills: As they build the tiny homes
- Have a job: Allowing them to pay rent and save for college

San Jose Conservation Corps

THE MODEL
Low-income homeowner hosts tiny home in their backyard
1-2 students live in the tiny home
They pay rent to SJCC
The homeowner receives payment for leasing their backyard

Social Enterprise

Solving housing together
Why Tiny Homes?

Stable housing allows students to:

- Gain job skills
- Obtain high school diploma
- Save money for college

Estimated cost of building one affordable housing unit

$425,000

Tiny Homes are BUILT FASTER

Estimated cost of building one tiny home

$80,000

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Tiny Homes Initiative
Project phases

1. SJCC students & staff
   - Low-income Senior homeowners and families

2. Opportunity Youth Partnership – youth and staff
   - Single-family homeowners (no income restriction)

3. Community college students
   - Open lots, non-profits, churches, public agency lands

Tenants  Hosts
## Tiny Living Structure Matrix

<table>
<thead>
<tr>
<th>Category</th>
<th>Accessory Dwelling Unit</th>
<th>Mobile Home</th>
<th>Tiny Home (on trailer)</th>
<th>RV/Motorhome</th>
</tr>
</thead>
<tbody>
<tr>
<td>Picture</td>
<td><img src="image1" alt="Living unit behind a main residence; on a slab" /></td>
<td><img src="image2" alt="Mobile/manufactured home driven to site for permanent placement" /></td>
<td><img src="image3" alt="Movable, independent living unit" /></td>
<td><img src="image4" alt="Vehicle built for temporary recreational living; includes internal engine and 5th wheel" /></td>
</tr>
<tr>
<td>Description</td>
<td>Living unit behind a main residence; on a slab</td>
<td>Mobile/manufactured home driven to site for permanent placement</td>
<td>Movable, independent living unit</td>
<td>Vehicle built for temporary recreational living; includes internal engine and 5th wheel</td>
</tr>
<tr>
<td>Type of residence</td>
<td>Secondary</td>
<td>Primary</td>
<td>Secondary</td>
<td>Temporary</td>
</tr>
<tr>
<td>Typical size (square feet)</td>
<td>500 – 1,200</td>
<td>1,620</td>
<td>&lt;500</td>
<td>&lt;400</td>
</tr>
<tr>
<td>Construction/Manufacturing Governing Entity</td>
<td>Local</td>
<td>State</td>
<td>State</td>
<td>State</td>
</tr>
<tr>
<td>Permits</td>
<td>Local</td>
<td>State</td>
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<td>State</td>
</tr>
<tr>
<td>Zoning</td>
<td>Local</td>
<td>Local</td>
<td>Local</td>
<td>Local</td>
</tr>
<tr>
<td>Set Backs</td>
<td>Local</td>
<td>Local</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Mobility</td>
<td>Permanent</td>
<td>Permanent</td>
<td>Mobile</td>
<td>Mobile</td>
</tr>
<tr>
<td>DMV License</td>
<td>No</td>
<td>Yes, Annual</td>
<td>Yes, Annual</td>
<td>Yes, Annual</td>
</tr>
<tr>
<td>Insurance type required</td>
<td>Homeowner</td>
<td>Homeowner</td>
<td>Vehicle</td>
<td>Vehicle</td>
</tr>
<tr>
<td>Utilities interconnection fees</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Tax Assessment Impact</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Issues</td>
<td>Costs and length of time to obtain permits</td>
<td>Limited supply</td>
<td>Local ordinance does not exist</td>
<td>Could be a limit on how long to be at site</td>
</tr>
<tr>
<td>Estimated Cost/unit</td>
<td>$100K</td>
<td>$175K</td>
<td>$80K</td>
<td>$100K</td>
</tr>
</tbody>
</table>

**Notes:**

Tiny House Opportunity:
1. Building tiny house on a trailer
2. No local ordinance
3. Considered vehicle; DMV/State regulations