

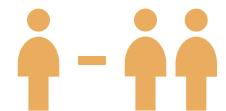
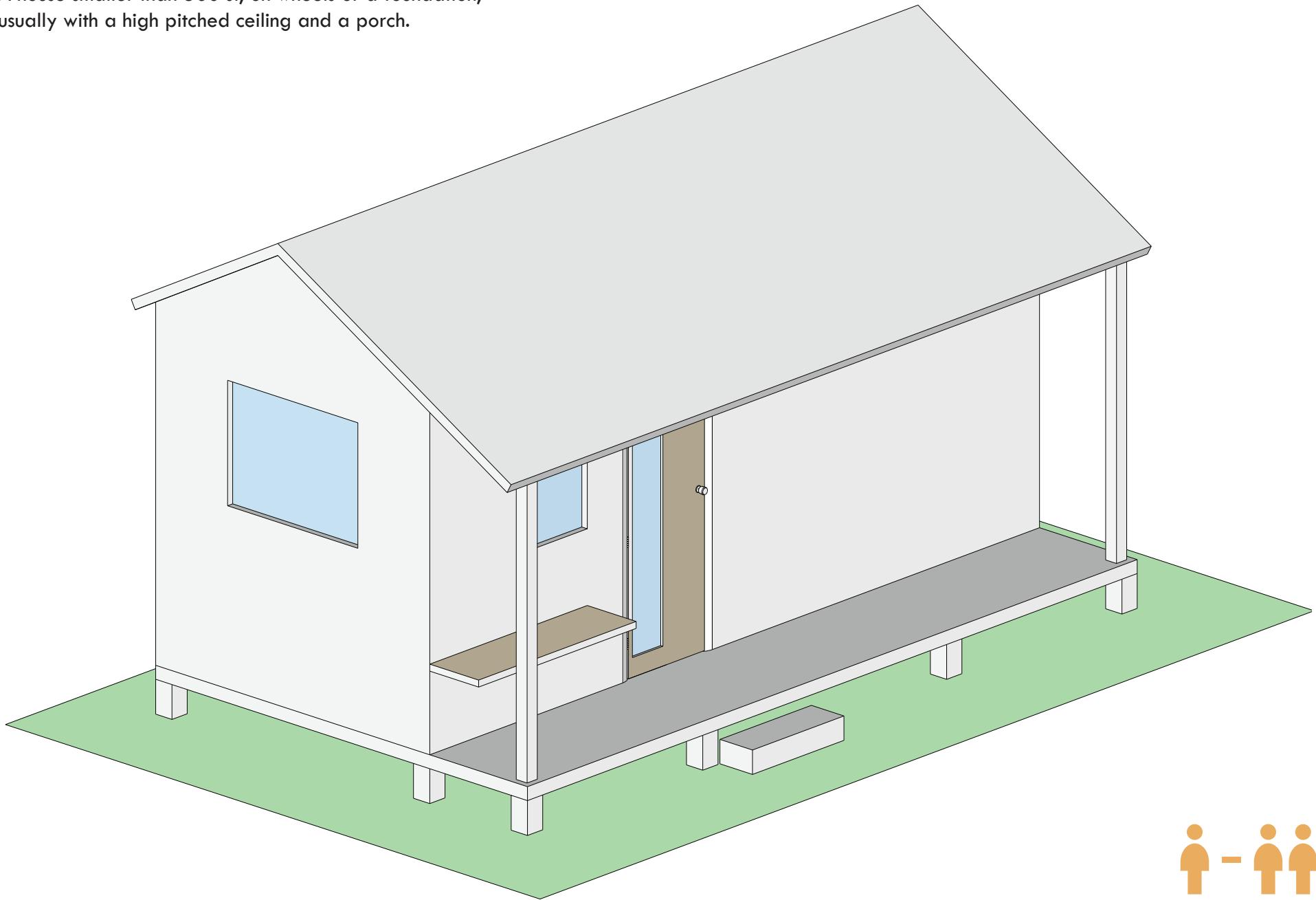


TINY HOUSES

Photo via Airbnb

DEFINITION

A house smaller than 500 sf, on wheels or a foundation,
usually with a high pitched ceiling and a porch.



POTENTIAL OCCUPANTS

One-to-two-person households



Photo via [HomeAway](#)



Photo via [Rowdy Kittens](#)



Photo via [Grand View River House](#)

OVERVIEW + HISTORY

While Henry David Thoreau's 150 square foot cabin at Walden Pond in Concord is arguably one of the most famous tiny houses, the Tiny House Movement as such took off in 2008 after the subprime mortgage crisis and Great Recession. The movement was a response to the millions of foreclosures during that time, as well as the perception that the McMansion model of living was unsustainable: despite households continuing to shrink in size, the average home size in 2009 was 2,700 square feet, up from 1,400 square feet in 1970. While the Recession has passed, the Tiny House Movement remains.

When tiny houses were first built, most owners living in them were doing so illegally as their dimensions were oftentimes less than minimum building requirements. However, regulations for tiny houses have evolved, largely due to ongoing lobbying from tiny house builders and owners. The majority of tiny houses are built on wheels, as it makes them easier to move and legal under RV laws and standards. Unlike mobile homes and RVs, tiny houses tend to be designed to architecturally resemble traditional homes, are built using renewable materials such as wood for finishes and siding, can be constructed by their owners, and their footprint is tailored for smaller one-to-two person households. In 2016, Fresno was the first city to approve new rules to allow tiny houses on wheels to be parked on an existing residential property as an ADU. Since then, communities around the country have changed their zoning to welcome tiny homes.

GENERAL LAYOUT

Total SF	100-500 sf
Lot Size	<p>If permitted as an RV 900-1,500 sf, depending on RV park and local zoning</p> <p>Setbacks 10' min from other RV units 20' min from any building</p> <p>If permitted as an ADU Lot size depends on town's ADU zoning</p> <p>Setbacks Same setbacks as those granted for primary DU 6' from primary DU</p>
Unit Size	<p>On Wheels Must be able to 'fit' inside a trailer for RV permitting</p> <p>Size H: 6'8"-13'6" max W: 8'6" max L: 10'-40' max (most models tend to be 32' or less, as longer is more difficult to haul)</p> <p>Off Wheels Can be permitted as an ADU</p> <p>Size H: 6'8"-13'5" W: 8'6"-10' L: 10'-40' (usually around 20')</p>

FOUND IN

Massachusetts	Nantucket, MA
Nationwide	Austin, TX
	Detroit, MI
	Fresno, CA
	Los Angeles, CA
	Portland, OR
	Rockledge, FL
	Spur, TX
	Seattle, WA
	Walsenburg, CO

INTERNATIONAL RESIDENTIAL CODE TINY HOUSE STANDARDS

Unit Size	Less than 400 sf, excluding lofts
Ceiling Height	6' 8"
Loft Area	Min. 35 sf
Loft Dimensions	Min. 5'
Loft Height	Min. 3'
Stairs	Min. 17" wide Risers: min. 7", max. 12" Tread depth: 20" minus 4/3 riser height
Emergency Escape	Egress roof access windows in lofts used as sleeping rooms must meet the requirements of Section R310 where installed with the bottom of their opening no more than 44" above the loft floor

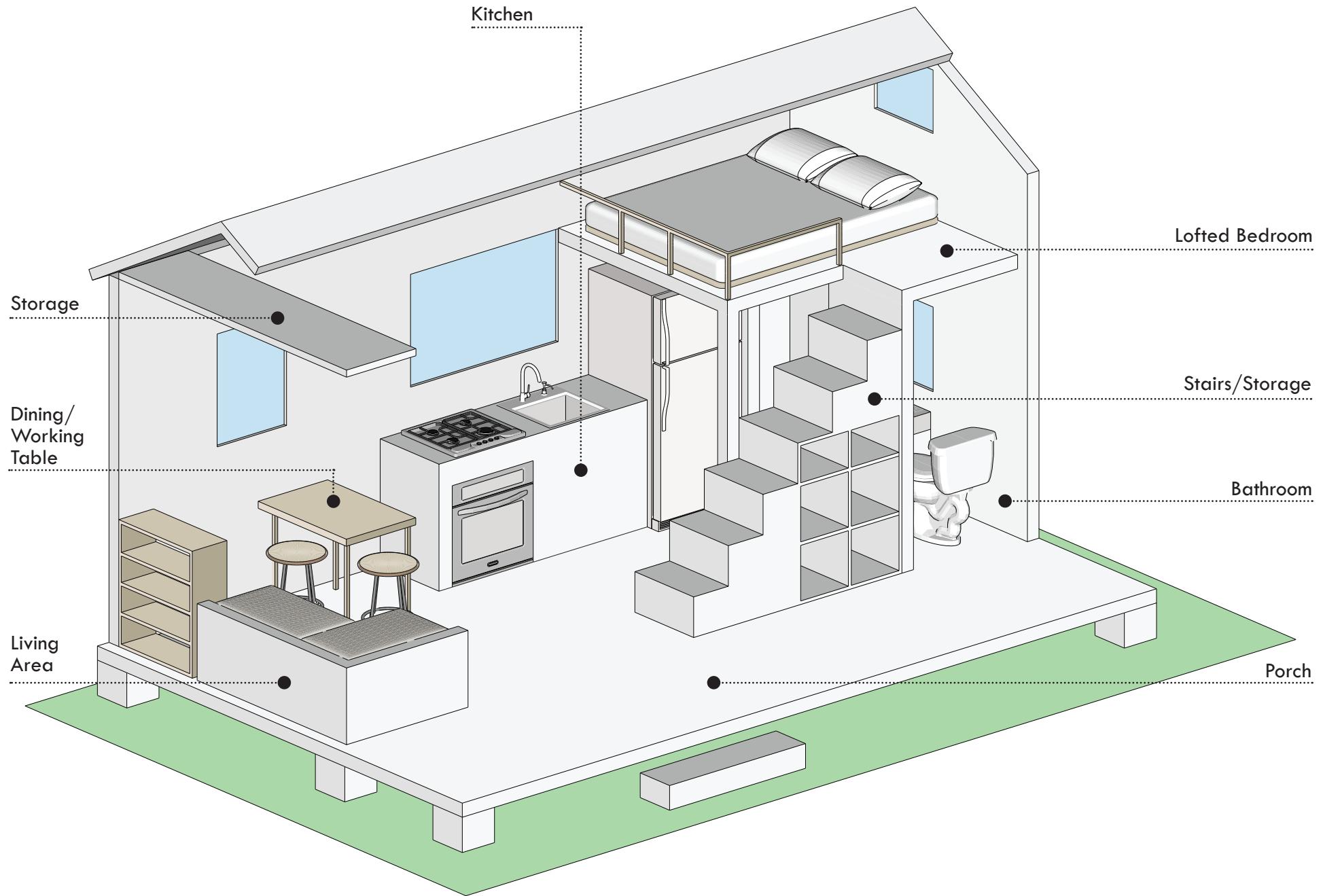
See full IRC Tiny House Appendix Q at: <https://codes.iccsafe.org/public/document/IRC2018/appendix-q-tiny-houses>

TWO-STORY LAYOUT

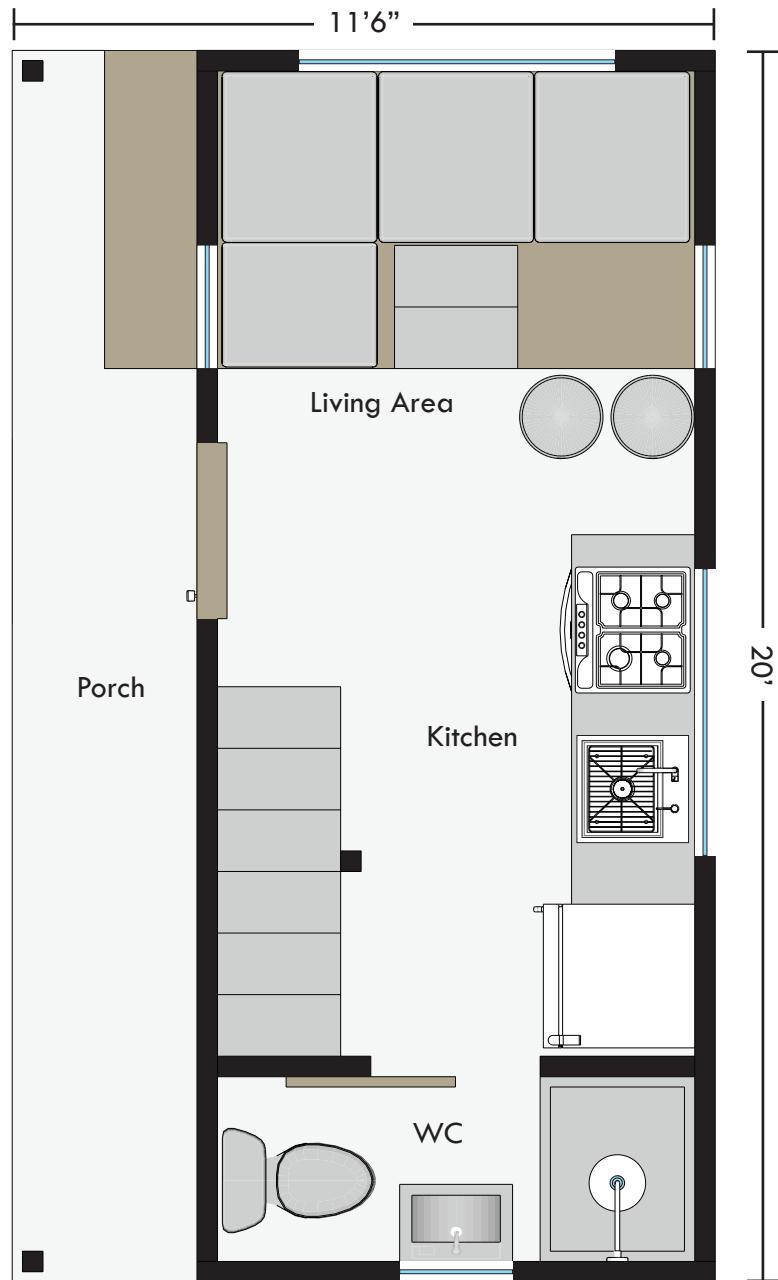


Photo via [Modern Tiny Living](#)

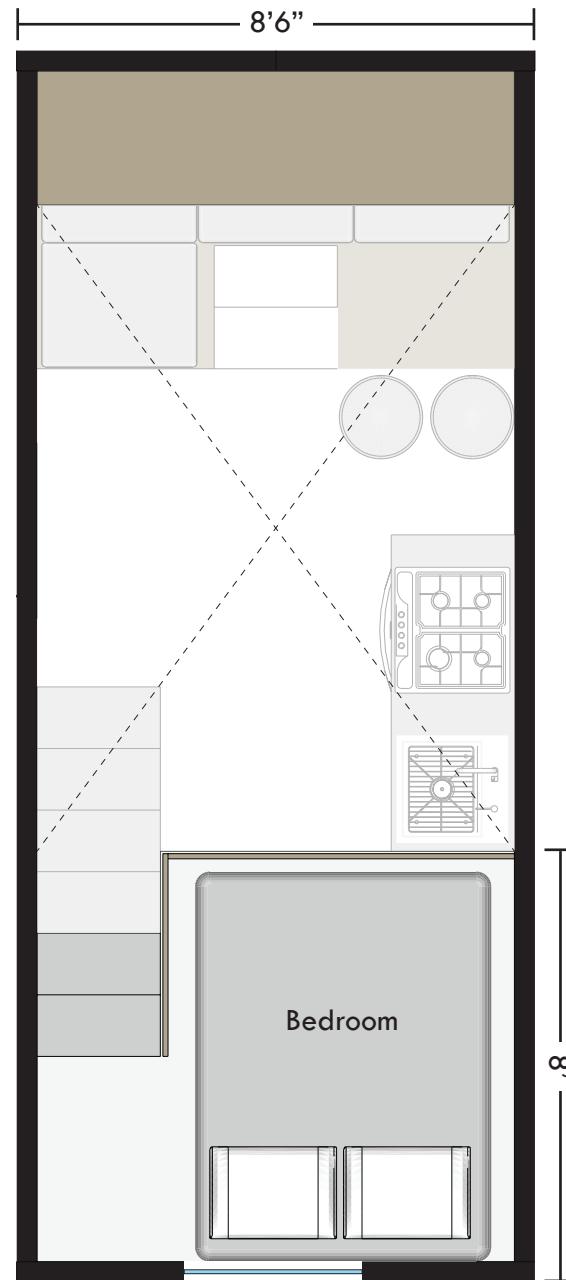
TWO-STORY LAYOUT



TWO-STORY LAYOUT



FIRST FLOOR



SECOND FLOOR

BARRIERS



Photo via [Tiny Heirloom](#)

BARRIERS

Despite how popular tiny houses have become through television shows and social media, tiny house enthusiasts and owners usually face numerous barriers when looking for places that allow them to park and reside in their tiny houses due to zoning and building codes. Usually, tiny houses on wheels are permitted as a recreational vehicle (RV) or a mobile home, and are only allowed to be located in trailer parks or other areas zoned for these uses. However, many municipalities do not have tiny house zoning at all. Moreover, towns that allow RVs or mobile homes tend to limit the time per year these can spend in their assigned location, and outlaw inhabiting them if they're parked in a different place in town even if they're on a private property. On the other hand, tiny houses off wheels are usually permitted as a detached accessory dwelling unit if they abide by all bylaw requirements and are attached to a foundation. In this case, tiny house owners are restricted to towns that permit DADUs with reduced regulations.

BARRIERS BY STAKEHOLDER



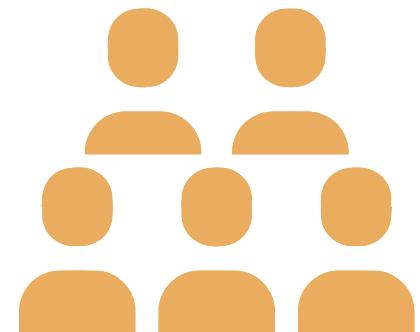
TOWN OFFICIALS

- Zoning Bylaws
- Infrastructure Constraints
- Code Standards



TINY HOUSE OWNERS

- Zoning Bylaws
- Code Standards



COMMUNITY CONCERN

- Neighborhood Character
- Property Values

BARRIERS FOR TOWN OFFICIALS

ZONING + INFRASTRUCTURE

Unlike other Living Little housing typologies, tiny houses are a relatively new phenomenon and their regulation continues to be in flux.

Based on the experiences of other towns in the region and the country, zoning restrictions, infrastructure concerns, and code standards are the greatest barriers faced by town officials interested in making their communities tiny house-friendly.



ZONING

The two main paths to permitting tiny houses are as RVs/mobile homes or accessory dwelling units. Only two out of the five towns in this study allow mobile homes of any kind, and although four of the five towns allow ADUs, their bylaws would prohibit tiny houses. Tiny house-friendly communities such as Nantucket, MA, and Fresno, CA, have developed tiny house bylaws to make room for this housing typology. Under these bylaws, tiny houses on wheels are often required to be attached to a foundation as part of the permitting process.

INFRASTRUCTURE

Another potential barrier is how tiny house owners will connect their house to basic infrastructure utilities such as water, sewer, and electricity, in a safe manner that meets town's regulations. In Fresno, CA, the Tiny House Bylaw states that mechanical equipment must be incorporated into the structure or on the ground, and that utilities must connect to the primary dwelling unit. In Nantucket, MA, the Tiny Houses Bylaw requires that tiny houses be attached to a foundation. In Spur, TX, the Tiny House Ordinance states that houses must be connected to the Town's utilities in order to be permitted. Tiny houses on wheels are usually permitted as RVs, and are required to comply with their same standards.

CODE STANDARDS

Ensuring tiny houses are up to residential building codes is a third potential barrier. Concerns about building standards, health, and fire safety can deter town officials from allowing tiny houses. To address these concerns, the International Residential Code (IRC) has added Appendix Q: Tiny Houses to their 2018 code edition, which includes ceiling heights, loft areas, stairs, and emergency escape. Currently, the Commonwealth uses the 2015 IRC as its State Building Code, but municipalities interested in tiny houses can incorporate the appendix into their local building codes.

PROJECT PARTNER TOWNS: ZONING

Three of the five project partner towns prohibit mobile homes in their communities, while the two that allow them do so through a special permitting process. As was previously discussed in the DADU chapter, all of the participating communities have restrictive DADU bylaws, which would need to be changed if tiny houses were to be allowed under this zoning.

	FOXBOROUGH	MEDFIELD	MEDWAY	SHERBORN	STOUGHTON
Mobile Homes are Prohibited			X ⁵	X	
Special Permit	X ¹	X ²			
Temporary Living		X ³			X ⁶
Temporary Design		X ⁴			
	¹ By Board of Appeals permit	² Special Permit ³ No more than 6 months, can't remove wheels ⁴ Can't have skirts, porches, or anything else that detracts mobility	⁵ Except pursuant to MGL 40A Section 3		⁶ A temporary 30 day permit for a mobile home or trailer on a property may be allowed in case of an emergency, renewable upon inspection

TOWNS THAT LIMIT OR PROHIBIT MOBILE HOMES AND DETACHED ACCESSORY DWELLING UNITS FIND IT DIFFICULT TO FACILITATE PRODUCTION OF TINY HOUSES ON WHEELS WITHOUT SIGNIFICANT CHANGES TO THEIR ZONING.

	FOXBOROUGH	MEDFIELD	MEDWAY	SHERBORN	STOUGHTON
ADUs Prohibited					
Special Permit	X ¹	X	X	X	X
Restricted to Family Members	X		X ²	X	
Owner Occupancy Required	X	X	X		
Matching Exterior to Primary DU	X	X	X		
Must Be Attached	X	X			
	¹ Allowed by right in R-15 and GB, allowed by special permit in R-40 and NB		² Or caregiver		

PROGRESSIVE TINY HOUSE ZONING BYLAWS

	NANTUCKET, MA	FRESNO, CA	SPUR, TX	OREGON
Zoning	Tiny House Unit	Tiny House	Tiny House Friendly Town	HB 2737
Year Updated	2016	2016	2014	2017
By Right or Special Permit	By Right in Residential Districts	By Right as a Backyard Cottage	Variance required in some districts	
Lot Area (sf)		5,000		
Building Area (sf)	Less than 500	Less than 440		Less than 600
Setbacks		Conform to zoning district regulations 6' from primary residence		
Height		Conform to zoning district regulations		
Parking		No additional parking required		
Design Regulations		Design review No windows facing neighboring lots	Required to be skirted	
Houses per Lot	1 tiny house per lot			
Foundation Regulations	Must be attached to a foundation if constructed on a moveable trailer		Must be on a foundation with at least 6" of cement footing Tiny houses on wheels must remove wheels/axles to tie down to foundation	
Utilities		Mechanical equipment shall be incorporated into the structure or on the ground Separate utility meters and/or addresses are not permitted	Must be connected to city utilities	Allows exemption of required electrical service, but requires a distribution panel rated at 40 amps or more Allows exemption from connection to external water supply, requires those connected to have a drain of 3" or more for wastewater
Building Code			Must comply with all applicable portions of structural standards code Must pass the inspection of building official Must have a driveway + assigned address Must be located on common access route/internal street	Allows narrower ladders and lofts Eliminates minimum room sizes and ceiling heights
Fire Code				
Ownership Requirements	Can be owned by a non-profit, religious or educational entity, or as a primary residence	Primary or secondary unit shall be owner occupied, rental of both units is prohibited		
Additional Regulations	For primary residence, owner must hold title or land lease to property, or be a direct family member of land owner Tiny house can be a primary dwelling unit, or in lieu of another permitted secondary unit	Secondary unit cannot be sold separately		

BARRIERS FOR TINY HOUSE OWNERS

The greatest barrier for tiny house owners is finding a community with tiny house-friendly zoning. Tiny house owners residing in communities that restrict or ban accessory dwelling units and mobile houses or RV camps do so illegally, and may be at risk of losing their tiny home if neighbors complain. To avoid illegal status, some tiny house owners in the Commonwealth have been able to live on land owned by religious entities, while other tiny house owners have settled on agricultural land where their house can classify as a farm labor camp. Communities with existing accessory dwelling unit bylaws have been able to add simple safety requirements to allow tiny houses in residential districts. Requirements include ensuring the tiny house is tied down to a foundation and a health and building inspection is conducted. Building codes are a second barrier for tiny house owners. Although the 2018 International Building Code includes a tiny house section, self-built tiny houses may not always meet building standards. Owners of self-built tiny houses may also have to upgrade their units to comply with health and fire codes.

BARRIERS FOR COMMUNITY

Community members can have similar concerns about tiny houses as ADUs. Neighbors may be uneasy about how tiny houses look and the impact they may have on the neighborhood's character. Design guidelines and zoning requirements can address these concerns and ensure tiny houses visually blend into their surroundings. Community members may also fear that allowing tiny houses in their zoning will lead to an influx of tiny houses in their community. Yet despite their popularity in the media, only a small subset of households is willing to live in a tiny house, limiting their impact and prevalence. Zoning that limits the use of tiny houses as short-term rentals also curbs demand.

CASE STUDIES



Photo via [Tiny Heirloom](#)

TINY HOUSE UNITS

NANTUCKET, MA

BASIC FACTS

POPULATION	11,229 (ACS 2017)
HOUSEHOLDS	3,836 (ACS 2012-16)
ZONING:	By right in all residential districts
BUILDING AREA:	Less than 500 sf
UNITS PER LOT:	1
STRUCTURE:	Must be attached to a foundation
OWNERSHIP:	Non-profit, religious or educational entity, or as a primary residence
OTHER:	Owner must hold title or land lease, or be a direct family member of landowner Tiny house can be a primary DU or in lieu of a permitted secondary DU

OVERVIEW

Despite the national attention that tiny houses have received, Nantucket is the only community in Massachusetts that has added tiny house regulations to its zoning bylaw. Local resident Isaiah Stover proposed an amendment to the existing zoning bylaws to allow dwellings under 500 square feet in several districts. Stover's interest in tiny houses was a reaction to his and other year-round residents' struggle to find places to rent in Town. Due to Nantucket's popularity among seasonal tourists, the price of rental units increases exponentially during the summer months, while the median home sales price of \$1.4 million is well beyond the reach of year-round households in town who earn a median income of \$89,000.

SUCCESS FACTORS

One of the main factors that contributed to the success of Nantucket's tiny house ordinance was the town's pervasive housing affordability crisis. Land availability on the island is scarce and housing prices are high, impacting low- and middle-income residents who are oftentimes faced with leaving the island or living in inadequate housing. In addition, the number of affordable housing units available is low, with deed-restricted units accounting for only 2.5% of the community's housing stock. A second factor was Stover's patience. Although he initially drafted the bylaw in 2015, Stover decided to wait a year before submitting it to Town Meeting. During this time he met with and addressed the concerns of critics and opponents through modification of the bylaw. Finally, as an island community, Nantucket has a history of small seaside cottages that are similar in size and shape to tiny houses, making this proposal less unfamiliar to some residents.

REGULATIONS

Numerous constraints and regulations limit tiny houses from overcrowding the island. The first constraint is scale. The compact design of tiny houses acts as a deterrent for most households who are not comfortable living in such a small space. A related constraint is that most tiny houses can only accommodate households of two people, further limiting the number of interested residents. While zoning allows tiny houses by right in all residential districts, it mandates that owners must hold the title or land lease to the property, or be a direct family member of the landowner, which limits who can take advantage of the bylaw. Furthermore, tiny houses in Nantucket have to conform to local, state, and national building and health codes.

BACKYARD COTTAGES HADLEY, MA

BASIC FACTS

POPULATION	5,338 (ACS 2012-16)
HOUSEHOLDS	2,291 (ACS 2012-16)
ZONING:	Special permit for single-family houses
BUILDING AREA:	Less than 410 sf
UNITS PER LOT:	1
STRUCTURE:	Must be attached to a foundation
OCCUPANCY:	1-2 people
HOMEOWNER:	Must occupy one of the dwelling units
CODE:	Board of Health must approve compliance Must be connected to existing septic or sewer system

OVERVIEW

In 2015, Mount Holyoke student Sarah Hastings built a 190 square-foot tiny house on wheels for her senior thesis. After graduating, Hastings moved her tiny house to Hadley after finding a homeowner willing to let her park on their farm and a supportive building inspector. Although the tiny house was hidden from view, Hastings began to gain media attention and soon after, neighbors and community members started to raise concerns about the tiny house. Following a year of hearings with the Town's Planning Board, Zoning Board of Appeals, and building and health inspectors, Hastings lost the zoning battle in Town Meeting and was forced to move her tiny house out of town.

WHAT WENT WRONG?

While Hastings initially received support from Hadley's building inspector and found a resident willing to let her park her tiny house, the Town's zoning bylaw did not allow for tiny houses, rendering hers illegal. Following complaints from residents and consultation with the Planning Board, Hastings submitted an amendment to the Town's Accessory Apartments bylaw, which only allows for internal ADUs in single-family houses by special permit. The draft extended the bylaw's allowance to detached ADUs of 410 square feet or smaller. The Planning Board allowed Hastings and her tiny house to remain in town and voted to remain impartial before Town Meeting.

According to Town officials, the community was divided on Hastings proposal. Supporters were interested in how detached ADUs could be used by seniors in the community as an effective strategy to age in place, and the Planning Board had already discussed amending the zoning bylaw to allow for detached ADUs. Opponents argued that passing the bylaw amendment would be rewarding Hastings for breaking the law, would flood the town with students from surrounding universities, and could allow anyone with a mobile home or camper to move in. The dynamics of Town Meeting did not favor Hastings: the bylaw amendment was the last item of the night and the moderator did not allow Hastings to make an introductory presentation, but did allow opponents to speak against it. Ultimately, the amendment was rejected by 2/3rds of voters.

AFTERMATH

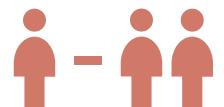
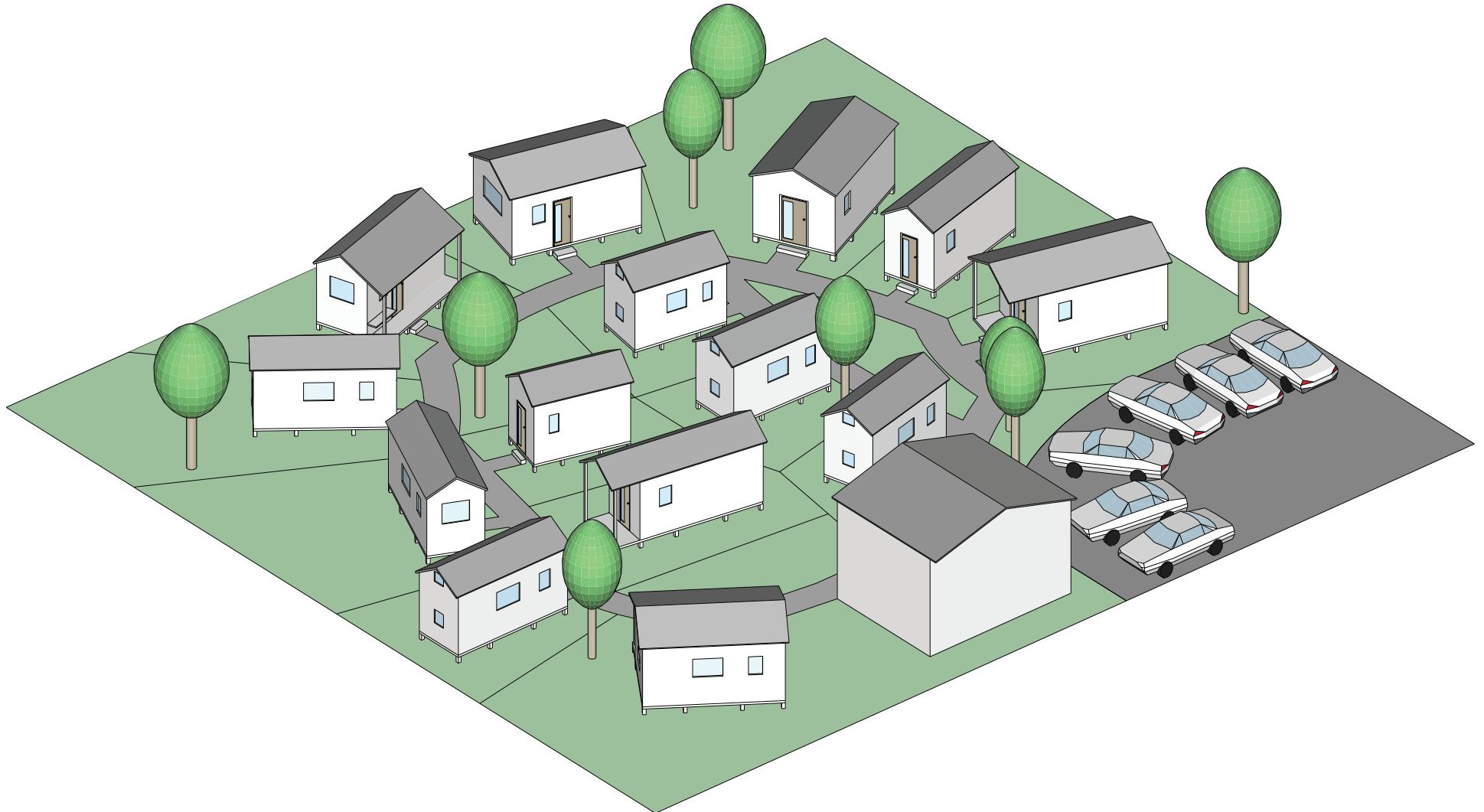
Following the community's opposition to tiny houses and the detached ADU amendment's rejection, the Planning Board decided not to raise the subject again in the near future.



Photo via [Travel and Leisure](#)

DEFINITION

A collection of five or more tiny houses, usually clustered around a larger community building.



POTENTIAL OCCUPANTS

One-to-two-person households



Photo via [SF Curbed](#)



Photo via [City Lab](#)



Photo via [WeeCasa](#)

OVERVIEW + HISTORY

The first well-documented case of a tiny house village is Dignity Village in Portland, Oregon. This community started as a tent city in the early 2000s, initiated by homeless activists wanting to draw attention to homelessness in Portland. In 2004, after years of organizing and interfacing with city officials, the campground was deemed an official Tiny House Village and zoned as a “transitional campground” for previously homeless individuals. Following the success of Dignity Village, other tiny communities sprouted up around the country to house previously homeless individuals, including Quixote Village in Olympia, WA, My Tiny House Project LA in LA, California, CASS Community Tiny Homes in Detroit, MI, Community First! Village in Austin, TX, and A Tiny Home for Good in Syracuse, NY.

Tiny house villages for moderate- and middle-income households have also began to rise in popularity since 2010. Master plans for these communities make space for anywhere from 10 to 200 tiny houses, which range in price from \$50,000 to \$150,000. This tiny house market tends to provide larger houses than the above examples, ranging from 400 to 1,000 square feet. Tiny house urban villages, suburbs, and hotels have now been built or are on the drawing board in Oregon, Colorado, Wisconsin, South Carolina, and California, among other states. The recent hike in prices for these tiny houses can reduce affordability, especially when a mortgage is needed. For affordable housing purposes, tiny house developments should learn from the successful zoning and ownership models of low-income tiny house villages.

Tiny house hotels have also gained popularity in recent years, as they offer the opportunity to experience tiny living without the long-term commitment. These have become especially attractive near natural parks and other remote locations. Examples of these communities include Mt. Hood Tiny House Village hotel in Oregon, Austin's Tiny House Hotel in Texas, WeeCasa in Colorado, and Getaway cabins in New Hampshire.

FOUND IN

Nationwide

Austin, TX	Rockledge, FL
Detroit, MI	Syracuse, NY
Los Angeles, CA	Wildwood, FL
Olympia, WA	
Portland, OR	

GENERAL LAYOUT

Total SF	100-to-1,000 sf
Number of Units	10-to-200
Lot Size	Depends on town's bylaws and the zoning given for tiny house villages
Popular Amenities	<p>Common house with larger kitchen, bathrooms, and living room</p> <p>Outdoor gardens, can be for urban farming</p> <p>Prominent pedestrian walkways</p> <p>Parking on the side</p>
Unit Size	<p>On Wheels</p> <p>Must be able to "fit" inside a trailer for RV permitting</p> <p>Size</p> <p>H: 6'8"-13'6" max.</p> <p>W: 8'6" max.</p> <p>L: 10'-40' max (most models tend to be 32' or less, as longer is more difficult to haul)</p>

SITE PLAN LAYOUT





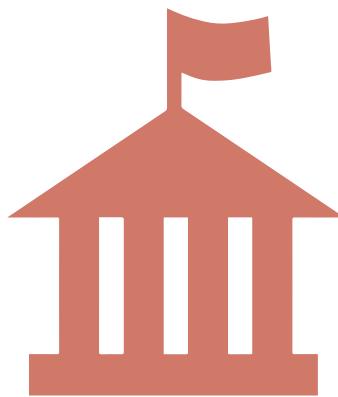
BARRIERS

Photo via [WeeCasa](#)

BARRIERS

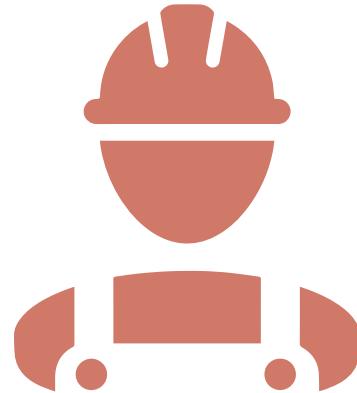
As tiny house villages have a lot in common with cottage housing developments and tiny houses, the barriers they face are similar. Tiny house developers and owners face restrictive zoning bylaws that may limit or fully prohibit tiny house villages, and strict code standards that were created for more traditional housing types. Additionally, tiny house developers must ensure that market demand is strong enough prior to project development. Lastly, community concerns about how tiny house villages could affect neighborhood character and their own property values, as well as traffic and school capacity in the community also pose potential barriers.

BARRIERS BY STAKEHOLDER



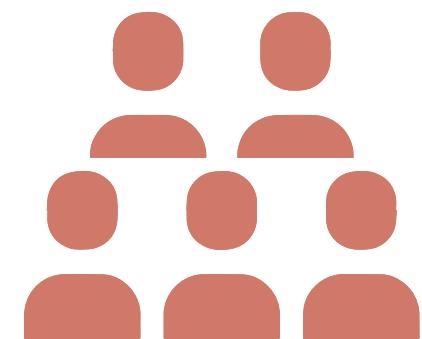
TOWN OFFICIALS

- Zoning Bylaws
- Infrastructure Constraints
- Code Standards



DEVELOPERS + TINY HOUSE OWNERS

- Zoning Bylaws
- Code Standards
- Market Demand



COMMUNITY CONCERN

- Neighborhood Character
- Property Values
- School Capacity
- Traffic

PROJECT PARTNER TOWNS: ZONING

Tiny house villages are typically permitted under a community's mobile home or planned residential development zoning. In the case of the five project partner towns, current mobile home provisions and planned residential development requirements would have to be modified to allow for tiny house villages.

	FOXBOROUGH	MEDFIELD	MEDWAY	SHERBORN	STOUGHTON
Mobile Homes are Prohibited			X ⁵	X	
Special Permit	X ¹	X ²			
Temporary Living		X ³			X ⁶
Temporary Design		X ⁴			
	¹ By Board of Appeals permit	² Special Permit ³ No more than 6 months, can't remove wheels ⁴ Can't have skirts, porches, or anything else that detracts from mobility	⁵ Except pursuant to MGL 40A Section 3		⁶ A temporary 30 day permit for a mobile home or trailer on a property may be allowed in case of an emergency, renewable upon inspection

	FOXBOROUGH	MEDFIELD	MEDWAY	SHERBORN	STOUGHTON		
Zoning	Open Space Residential Development	Planned Housing Development	Innovative Residential Development*	Open Space Residential Development	Multi-Family Dwelling Development	Planned Unit Development	Flexible Development
Area	20,000-30,000 sf	200 acres		Min. 10x the min. lot size permitted in zoning district	30,000 for 3 DUs + 8,000 per additional DUs		10 or more acres
Frontage (ft)	50	100		80	96		
DU's Permitted		1 for every 40,000 sf					1 DU + the number allowed under underlying zoning
Typologies	Single family			Single family	Single, two- and multifamily		Up to 3 attached units
Parking (per DU)	2			2			2
Open Space (% of total)	45%	25%		25%			20%
Design		Relief provided for shared driveways + extended dead-end roads					
		*Underlying zoning dictates requirements					

PROGRESSIVE TINY HOUSE VILLAGE ZONING BYLAWS

	ROCKLEDGE, FL	WILDWOOD, FL
Zoning	Tiny Houses in Pocket Neighborhoods	Tiny House Developments
Year Updated	2015	2018
By Right or Special Permit		Requires a planned development overlay
Lot Area	1,200 sf per dwelling unit, max. of 3,00 sf	Follows zoning districts
Lot Coverage	Max. 40% for structures, 30% for porches + drives	
Setbacks (ft)	Front: 20 (porch + parking) Rear: 5 Side:10	
Housing Units	Min. 4 and max. 12	Min. 4 and max. 12
Building Area (sf)	170 for one occupant No less than 100 for each additional occupant	170-1,100 Zoning districts' min. areas do not apply
Dimensions (ft)	Min. width 8.5, max. 20	Min. width 8.5, max. 20
Height (ft)	Min. ceiling height of 7	
Design Regulations	Bedroom min. of 70 sf for one occupant Additional 50 sf for each additional occupant All homes must have front and rear porches, min. of 80 sf and min. 8 ft deep	Must adhere to Residential Design District Standards
Building Code		Must comply with all applicable building codes
Common Spaces	Centralized common area with usable public space, 400 sf per unit 50% of units must have main entry to common space Tiny houses must surround common open space on min. of 2 sides	
Ownership	Must be part of condo or homeowners association	
Additional Regulations	25% of tiny houses may be on wheels	Tiny houses on wheels are not permitted

BARRIERS FOR DEVELOPERS + TINY HOUSE OWNERS

Developers of tiny house villages face similar barriers as those of cottage housing developments and tiny houses. Aside from a few communities across the country, tiny house clusters are prohibited by zoning. In most cases, interested developers have to receive a special zoning variance for developing tiny house villages or file to amend existing zoning bylaws, which may prove to be extraordinarily difficult in communities governed by Town Meeting around the Commonwealth. Additionally, the market for tiny house villages is quite small, oftentimes limited to young householders, adventurous seniors, and organizations offering transitional housing to previously homeless or at-risk of homelessness households. Furthermore, traditional developers are not always used for tiny house clusters. Nonprofits, religious organizations, or a group of tiny house owners have also created tiny house villages.



CASE STUDIES

Photo via [Tuxbury Tiny House](#)

QUIXOTE VILLAGE

OLYMPIA, WA

BASIC FACTS

POPULATION	51,609 (ACS 2017)
HOUSEHOLDS	21,276 (ACS 2012-16)
ZONING:	Special zoning amendment
DWELLING UNITS:	30
UNIT SIZE:	144 sf
LOT SIZE:	2 acres
COST:	\$3.05 million for village development

OVERVIEW

Quixote Village began as a homeless tent camp in 2007 in downtown Olympia. With support from local churches, nonprofit organizations, and multiple tiers of government, it became one of the most successful examples of tiny house villages in the country. Since Quixote Village opened in 2013, it has provided transitional housing for over 60 previously homeless households. Quixote Village is managed by Panza, a non-profit organization composed of the original local churches that supported the tent camp, as well as resident advocates. Although small, each of the tiny houses has a half-bath and offers enough room for a standard sized bed, chair, table, and some storage. Furthermore, a community building houses a large shared kitchen, laundry facilities, showers, office space, and communal areas.

SUCCESS FACTORS

One of the main factors of success for Quixote Village was the support it received from public, private, and non-profit entities. In 2011, the Washington State Housing Trust Fund approved \$1.5 million for a tiny house village for homeless adults. In addition to these funds, Thurston County and the City of Olympia received \$700,000 from the Community Development Block Grant (CDBG) Program, sponsored by the U.S. Department of Housing and Urban Development.

The county government donated the land for the project and the City amended the local zoning to allow the project to be permitted. A developer for the project was chosen through a competitive bidding process. The cost of the entire community was about \$100,000 per unit, approximately 40% of the average cost of state-funded transitional housing apartments.

REGULATIONS

Panza offers permanent supportive housing with trained staff and peer mentorship rather than evict residents with addictions who have relapsed. The Resident Council's Village Life Committee interviews interested candidates, background and drug screenings are required, and all village residents are responsible for maintaining public spaces. Residents are required to contribute 30% of their monthly income or \$50 minimum in rent, but households are not evicted if they are unable to pay rent due to unemployment or disabilities.



Photo via Rudy Bruner Award