



## A8. Tiny Homes

*Tiny homes or tiny houses are generally 400 square feet or less, but can range up to 800 square feet and down to as little as 80 square feet. Many tiny houses are built on trailers. The tiny house movement is driven by a number of concerns, including environmental, affordability and “simplicity”.*

### **Key Issues:**

- Tiny homes use land and energy efficiently and conserve resources, which align with city sustainability goals.
- Tiny homes are inherently more affordable and considered one approach to addressing homelessness.
- Building regulations that protect life and safety could reduce the affordability of tiny homes. Though some tiny home manufacturers are choosing to comply with International Building Code standards, tiny houses are typically designed to avoid code compliance by building the structure to be non-permanent structures by building the home on chassis or other means and limiting the footprint (size) below a community’s regulatory threshold.
- Similar to ADUs and OAU, rent from tiny homes could help offset the primary homeowner’s housing costs or tiny homes could house people who support older and/or disabled homeowners with home maintenance and care needs.
- Tiny homes in existing single-family neighborhoods may raise concerns about additional parking demand.
- Tiny homes are often built to be mobile and may be a dynamic source of housing.

### **Background:**

- Tiny homes already exist in Boulder.
- Other communities across the country are:
  - Using tiny homes to address homelessness
  - Allowing tiny home R/V parks
  - Allowing tiny home pilot and/or temporary communities;
  - Allowing tiny home coops

### **Implementation Options:**

1. Explore the use of tiny homes as one approach to address homelessness.
2. Explore current regulatory barriers to encourage backyard tiny homes.
3. Explore a pilot project for Option 1 and/or Option 2.

### **Goals Addressed Through this Tool:**

#### ✓ **Strengthen Our Commitments**

Maintain the Middle

#### ✓ **Create Diverse Housing Choices in Every Neighborhood**

Create 15-Minute Neighborhoods

#### ✓ **Strengthen Partnerships**

#### ✓ **Enable Aging in Place**



Photo Source: [countryliving.com](http://countryliving.com) accessed January 22, 2015



Photo source: <http://www.nbcnews.com/business/real-estate/tiny-houses-big-idea-end-homelessness-n39316> accessed January 29, 2015