

Memorandum



CITY OF DALLAS

DATE March 18, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT The Tiny House Next Door

On Monday, March 21, 2016, you will be briefed on The Tiny House Next Door. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in blue ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council

The Tiny House Next Door

A Briefing to the Housing Committee
Housing/Community Services Department
March 21, 2016



WE ALL
CHASE
MONEY
BECAUSE WE'RE
**SCARED
TO CHASE
DREAMS**





Career Design Associates

"Freedom is Knowing Your Options" - Helen Harkness

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[Get Career Help](#)

[Blog](#)

[Events](#)

[Resources](#)

[Contact Us](#)

Recommended Read

[100 Highest Paying Jobs in DFW](#)

by Dallas Business Journal, April 2013

Dr. Harkness' Books



Career Coaching

Dr. Harkness, as a career coach, works with clients personally to identify their career issues and develop a plan to move them forward successfully. This career change process starts with an assortment of [career assessments](#) to identify skills, interests and matching careers.

As a career coach, she meets with clients face to face to gain an in-depth understanding of their background and interests, which includes storytelling back to their childhood memories. Discussions include prior job history, perceived successes and failures.

Dr Harkness' process immersed me in an exciting journey of hope, adventure, and self-discovery. My search has culminated in a truly meaningful and financially rewarding career.

Nancy

The Self-Assessment Process, Step I in CDA's Four-Step Process includes participation in an In-depth Skills Identification Workshop Series. [Link to page that talks about](#)

Click to Search

Let's Get Connected with these Social Networks!



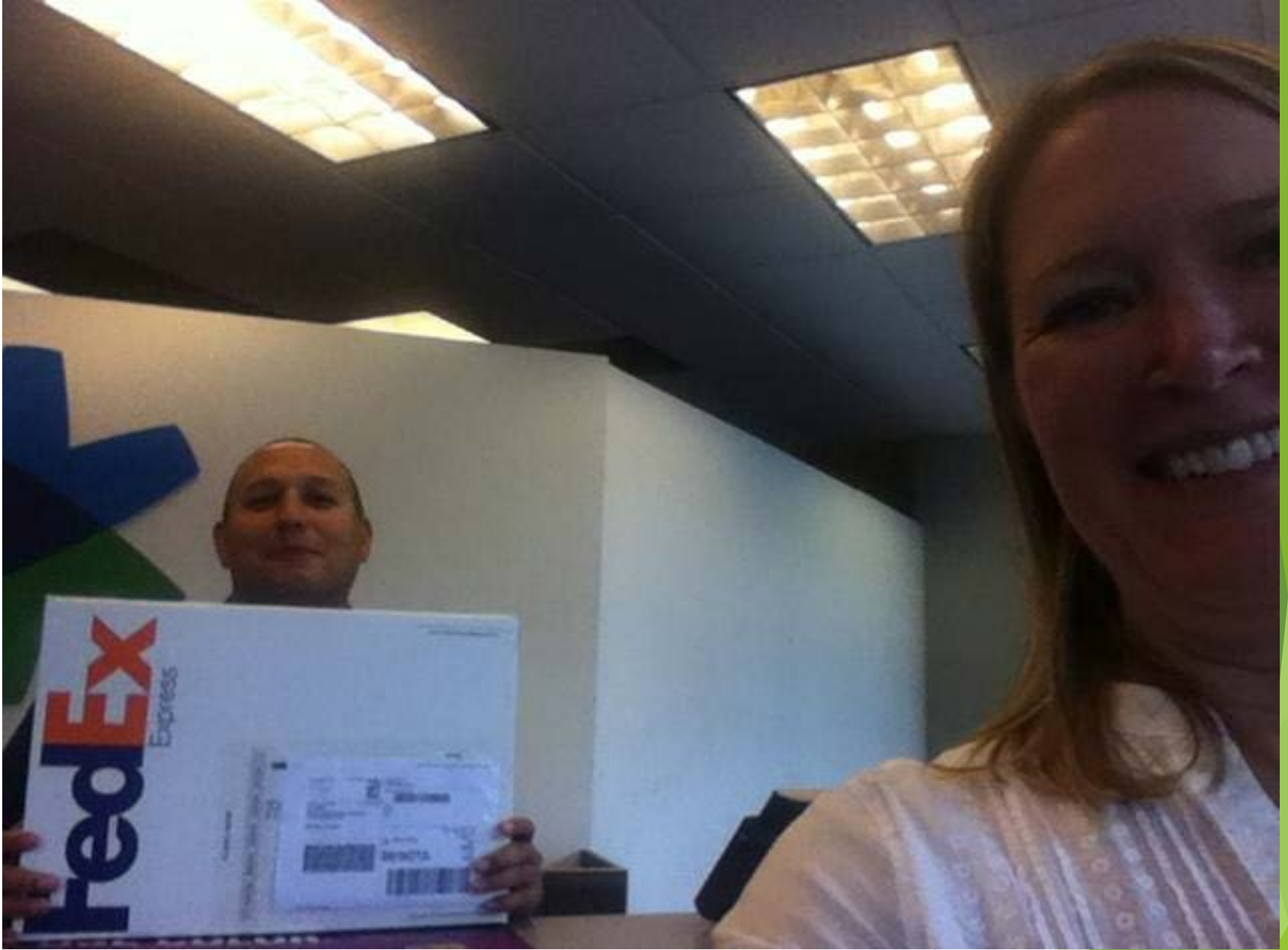
Featured Events

[CDA Skills Identification Workshop](#)

Starting Monday, September 15, 2014 - Spaces Still Available!

5 Every Monday, from 7:00 - 9:00pm













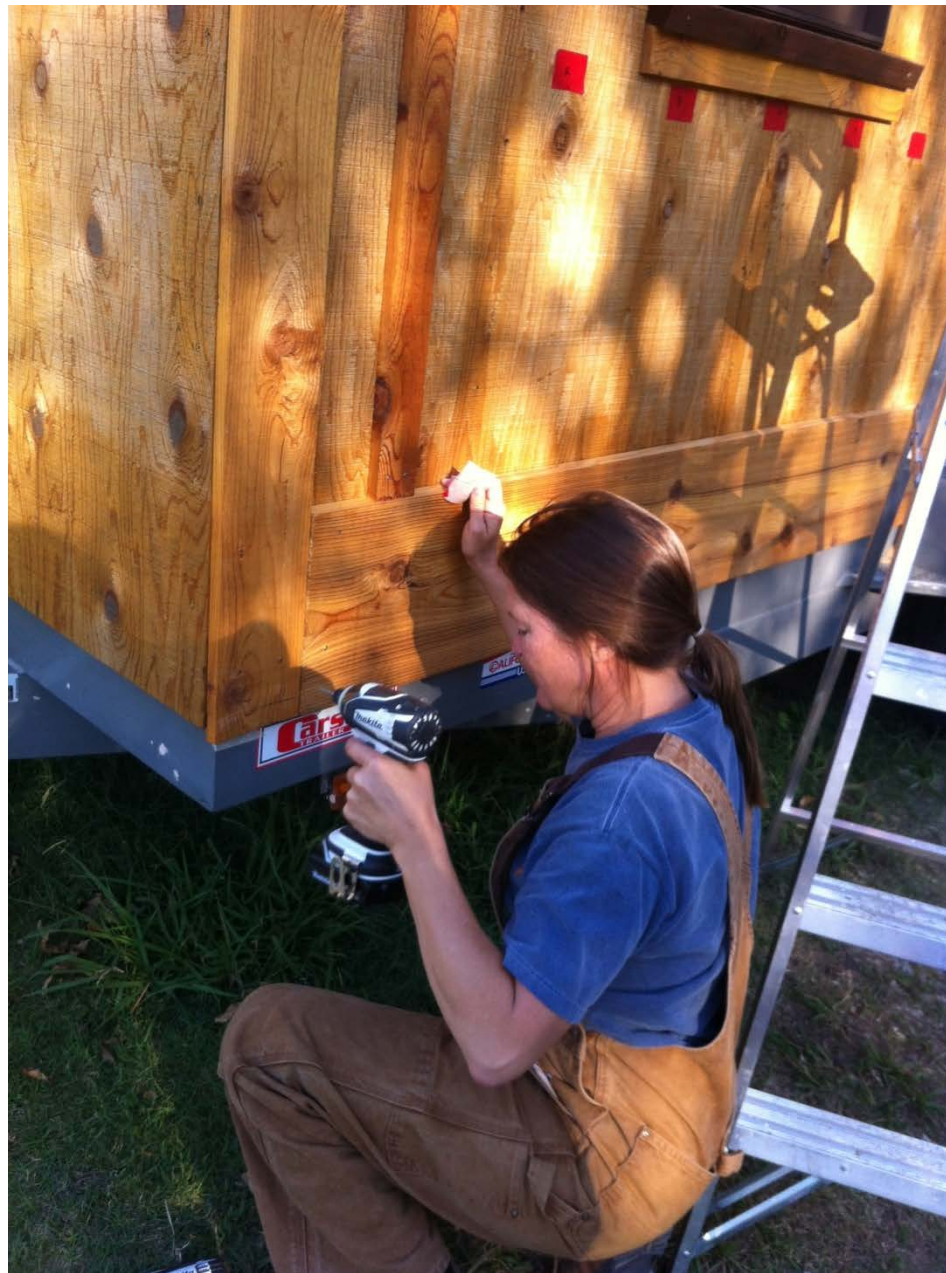














- A Bed Over My Head
- www.aBedOverMyHead.com
- banorrgard@gmail.com
- Facebook, Twitter, Instagram, LinkedIn

















Empowered individuals. Resilient communities. Home redefined.

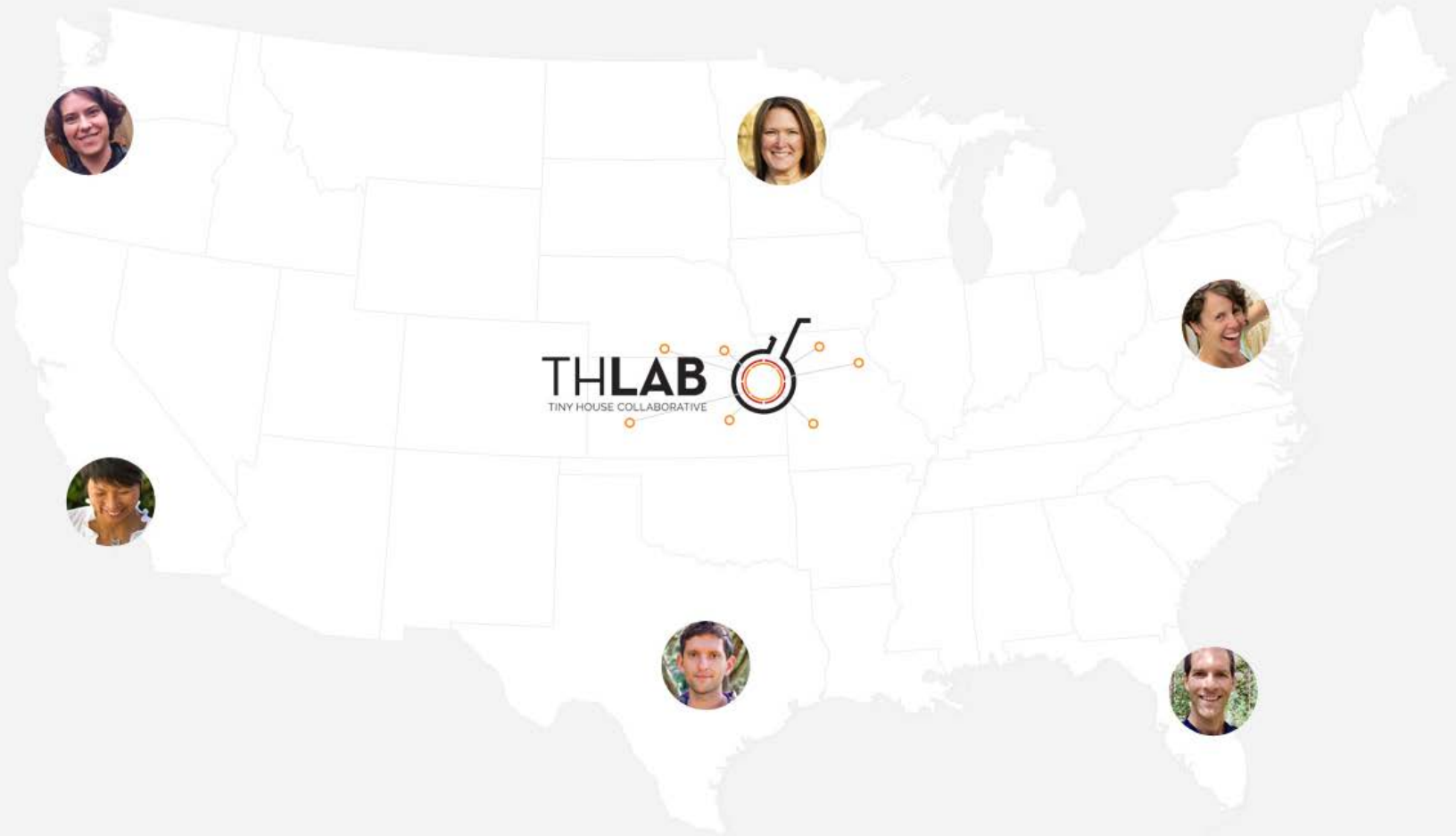
OUR MISSION

The **Tiny House Collaborative** is an affiliation of designers, educators, and community advocates. We empower individuals and organizations to transform their communities and cities through innovative housing and lifestyle choices. We advance personal and collective resiliency by providing the resources to design, build and dwell efficiently.



We are a team of 6 individuals, each passionate about providing the resources to design, build and dwell efficiently.





Mission

The Tiny House Collaborative is an affiliation of designers, educators, and community advocates. We empower individuals and organizations to transform their communities and cities through innovative housing and lifestyle choices. We advance personal and collective resiliency by providing the resources to design, build and dwell efficiently.

Values

- We empower each other and others to redefine home
- We shift perspectives and transform the status quo in healthy ways
- We model a resilient way of living that goes beyond minimizing environmental impact to support social justice and shared economy

Our Experience

Our tiny house experience spans the United States — from California and Oregon, Minnesota and Texas, to Washington DC and Florida. Many of us designed and built our own tiny houses — a majority of us live full-time in tiny houses right now.

We are experienced in tiny house design, construction, community creation, lifestyle coaching and downsizing, choosing and sourcing materials, tiny house appliances, towing, travel, and just about any other tiny house related topic you can think of!

Collectively we've taught tiny house workshops all across the country, have talked before zoning boards and city counsels, have consulted with countless individuals on tiny house design and lifestyle, and are passionate about continuing to serve the tiny house community however we can.

We teach workshops, offer one-on-one consulting, sell tiny house plans and guides, and offer resources for building and community creation. Join us [for a weekend](#) or [just an hour](#), and let us share with you all that we have learned about tiny houses and what it takes to lead a successful and happy life in a smart, human-sized dwelling of your own.





About ▾

Workshops ▾

Resources ▾

Plans & More

Consulting



Tiny House Collaborative workshops bring a dynamic range of tiny house experience and knowledge to you — something that can't be found anywhere else!

Our workshops are different because we have team of instructors that span the United States from coast to coast. We aren't affiliated with a tiny house company, so we won't push any products on you and we'll always offer fair, third-party assessments of all tiny house ideas and techniques. We always limit workshop attendance to create an intimate weekend where you'll get group classroom experience as well as time in smaller, interactive break-out groups.

Currently we are offering workshops at two levels – what we like to call **"Tiny House Curious" (101)** and **"Tiny House Serious" (201)**.



Washington DC

March 26-27 – TH101

[INFO & REGISTRATION](#)



Portland, OR

July 2-3 – TH101

[LEARN MORE](#)



Denver, CO

August 13-14 – TH201

[LEARN MORE](#)



Austin, TX

Nov 12-13 – TH101

[LEARN MORE](#)

Rates & Options

\$90

1 hour Phone/Skype Consultation

Includes prep and follow-up.



\$150

1 hour On-Site Consultation

Includes prep and follow-up.



\$200

1 hour Tiny House Tour

Includes prep and follow-up.



Our consultations include a review of the materials you send us, a real-time consultation by phone or skype, and a follow-up via email. The behind-the-scenes work might include researching zoning code in your area, compiling resources and notes, or sending introductory emails to connect you with additional resources.

On-site consultations and home tours are currently available in Portland OR, Ojai CA, Brainerd MN, Austin TX, Washington DC, and Orlando FL.



TINY HOUSE BUILDER
● CLICK EACH POINT TO GET MORE INFORMATION

POWERED BY

City Zoning Directory

A map of all jurisdictions addressing zoning issues for tiny houses with links to related resources.

Coming Soon



Earth Day Texas
www.earthdaytx.org

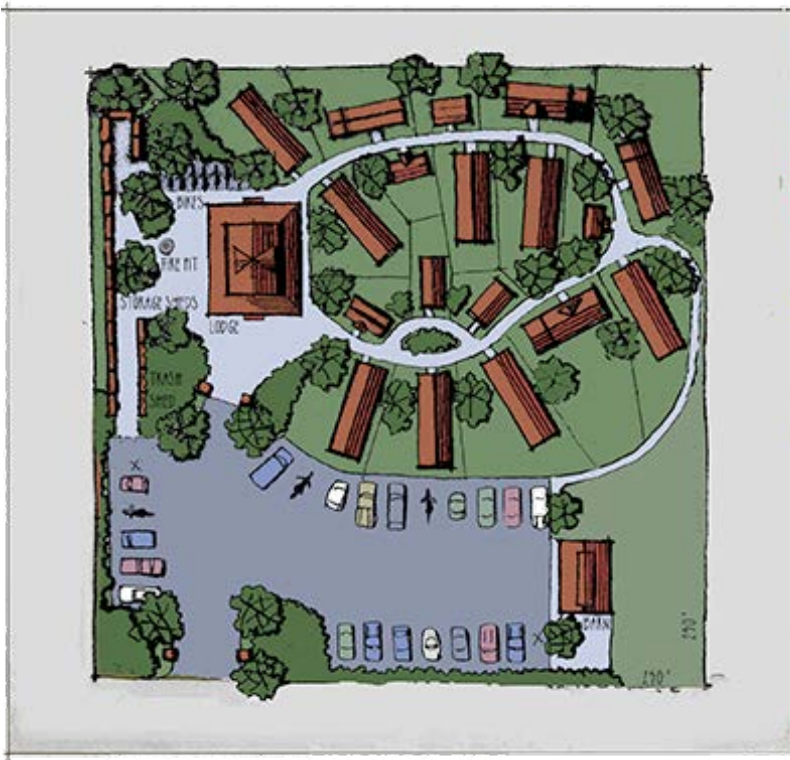
- Earth Day Texas is the largest annual public green exhibition in the world
- Expected attendance is 75,000
- Over 100 speakers and more than 500 exhibitors
- Tiny House Village exhibit with 9-10 tiny houses!

Tiny House Expedition – <http://www.tinyhouseexpedition.com>



- Alexis Stephens & Christian Parsons, filmmaker duo
- 24-month, across-the-nation trip in their DIY tiny house
- Documentary: *Living Tiny, Legally*
- Case studies of cities making legal tiny housing & communities
- Main subjects are city planners, local tiny house advocates, urban & rural
- Objections, solutions, zoning issues, safety certifications, updated ordinances
- Unique arrangements, but issues & opportunities are similar
- Origin, the people, how they are making a difference in their communities
- Purpose: legitimize conversations about legal tiny housing

Image Credit: Four Lights Tiny Houses (Jay Shafer)



opportUNITYvillage
EUGENE

Image Credit: Opportunity Village – Eugene, Oregon



My Intentions

I hope this house changes lives. Starting today. I hope it becomes a glowing orb of light showing everyone that even though it's small it holds an abundant life.

I hope this house inspires. Inspires people to find their true happiness. Inspires people to work together towards a common goal. Inspires people to give and to want to be a part of something different that is whole, and grounded and good. I hope it inspires people to think in new ways, about possibilities for lives they have not contemplated for themselves.

I hope this house is a teacher. To teach basic construction skills. To teach us that we can do more than we think we can, and with less. To teach us that every single one of us has something unique to share whether its time, a talent, an idea, or a dream. That we all have value. That we can all make a difference.

I hope this house challenges. Challenges us to reflect on the types of houses we are building. Challenges us to review how we are using our resources, globally and personally. Challenges us to think outside the box about the structure of our neighborhoods and the places we call home. Challenges us to try something that we are afraid of and to change our experiences.

I hope this house is a haven. A dry place in the rain. A place that's safe and happy in which to gather. A place where friends and family know they can come to for support and love. A place where strangers come to make friends. A place with food for strength, soul nourishing conversation, and quiet.

B.A. Norrgard
MAGIC Camp, 2013

I am...

tiny house serious (I know I'm gonna do it!)

94

tiny house curious

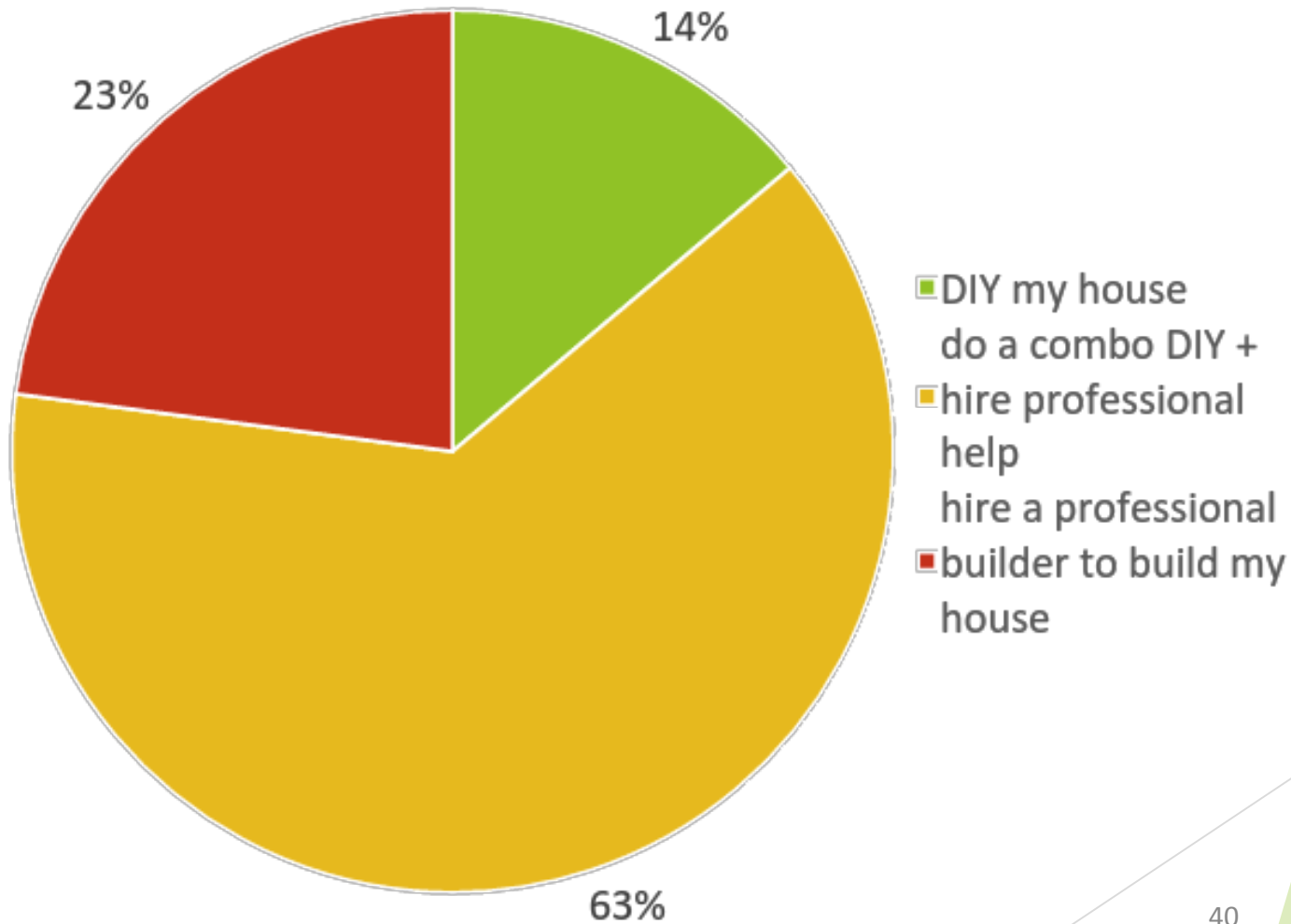
51

0 10 20 30 40 50 60 70 80 90 100

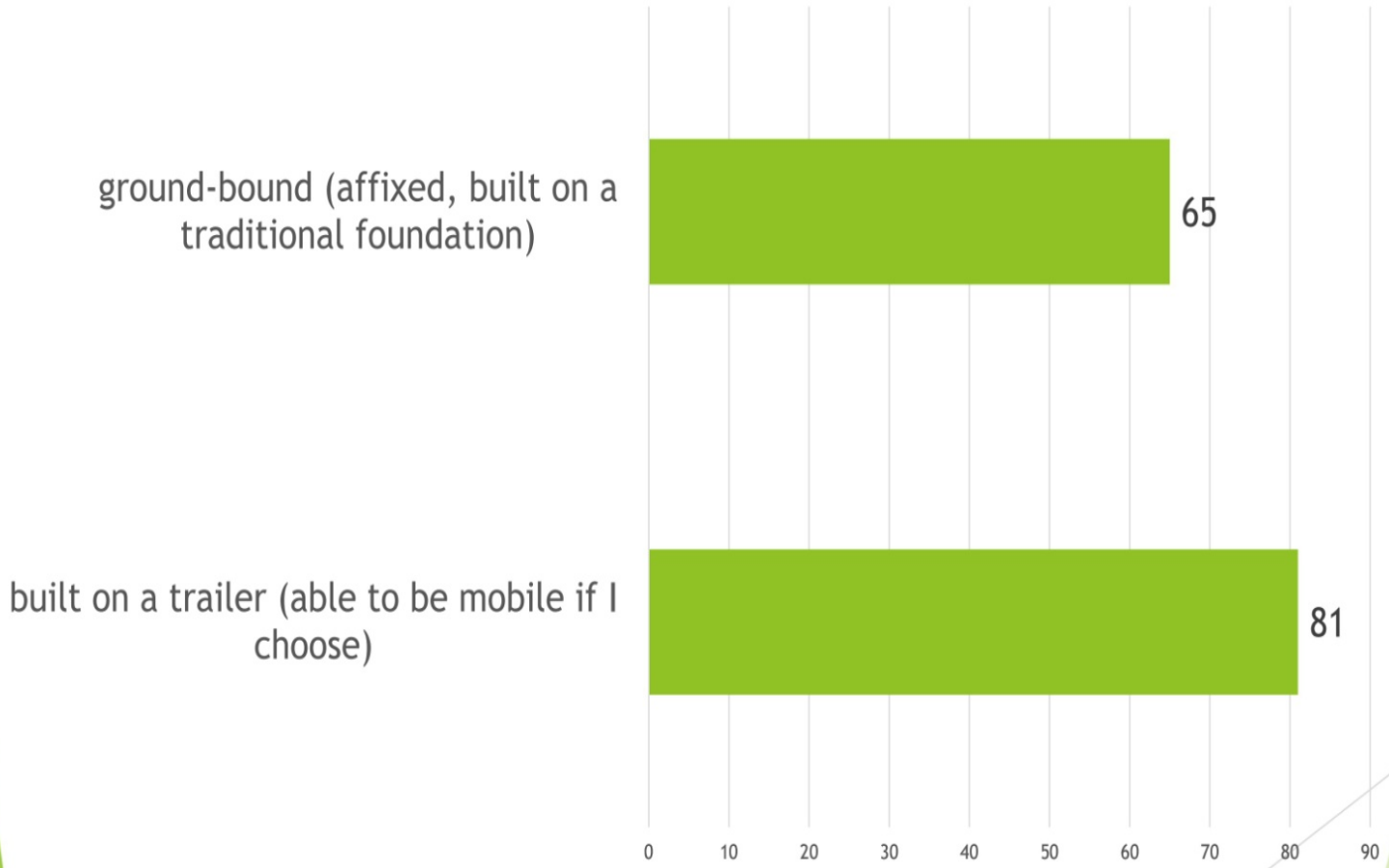
Proprietary and confidential. Please ask prior to sharing.

39

I currently plan to...

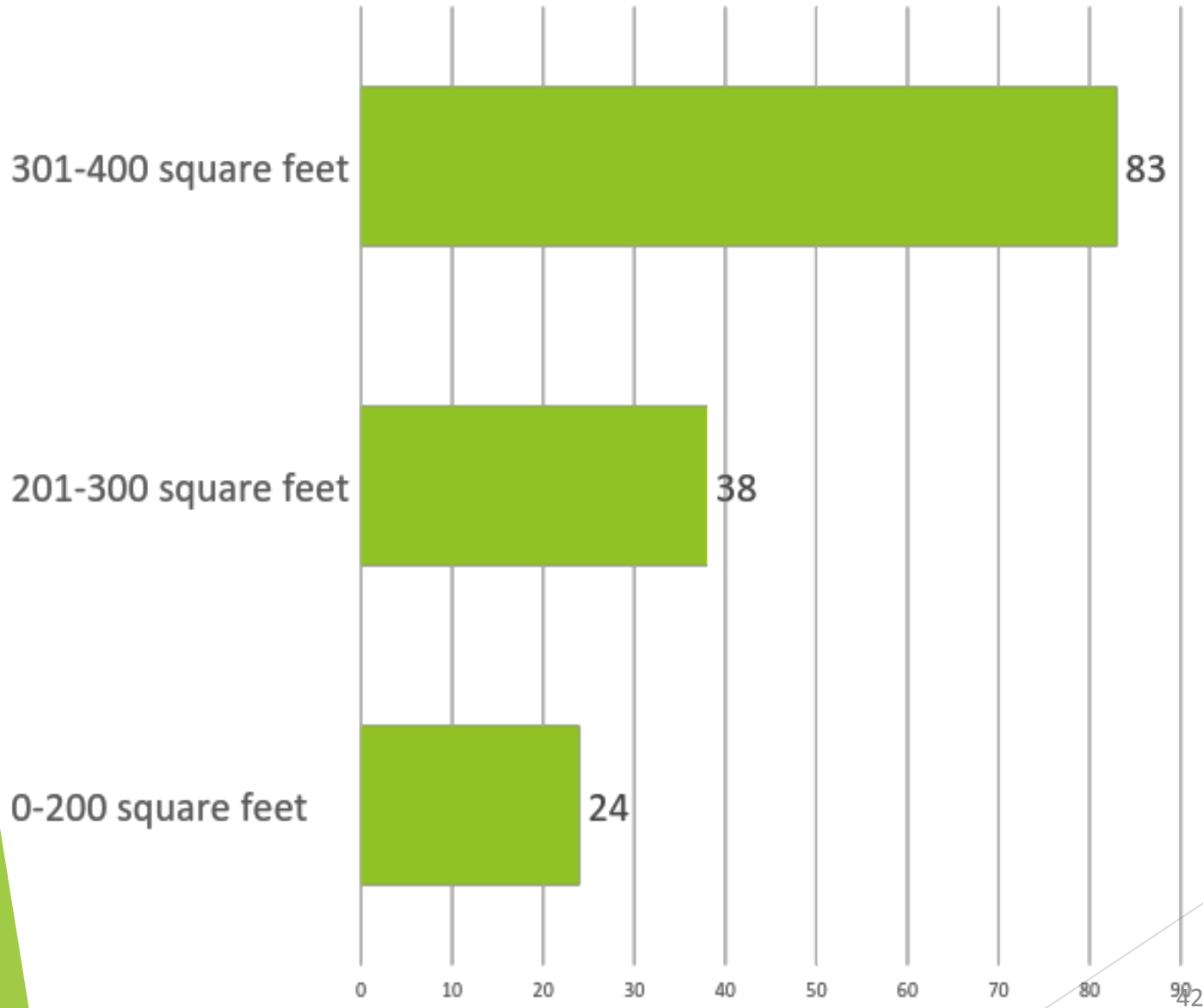


If both options were legal, I would prefer my tiny house to be...

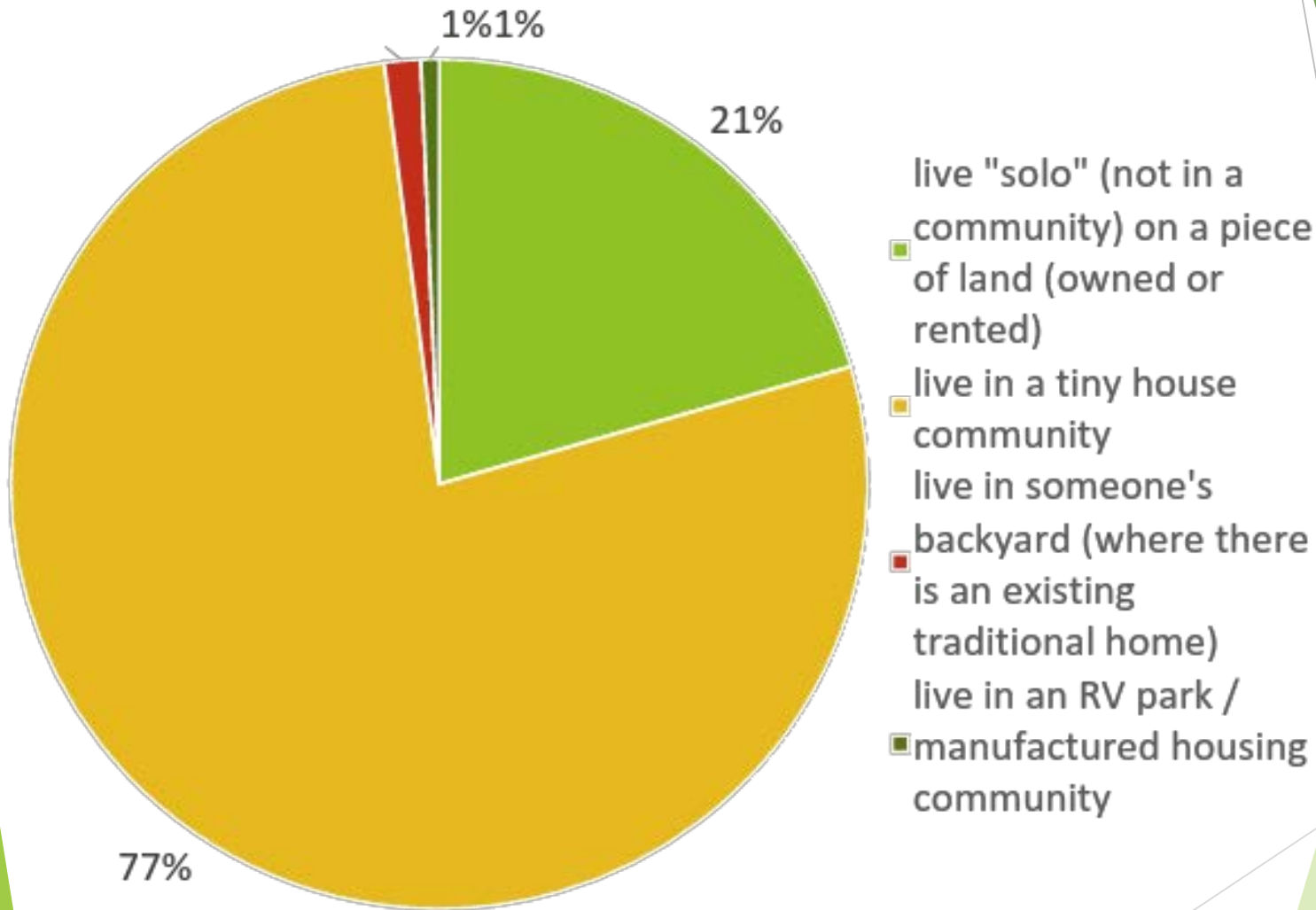


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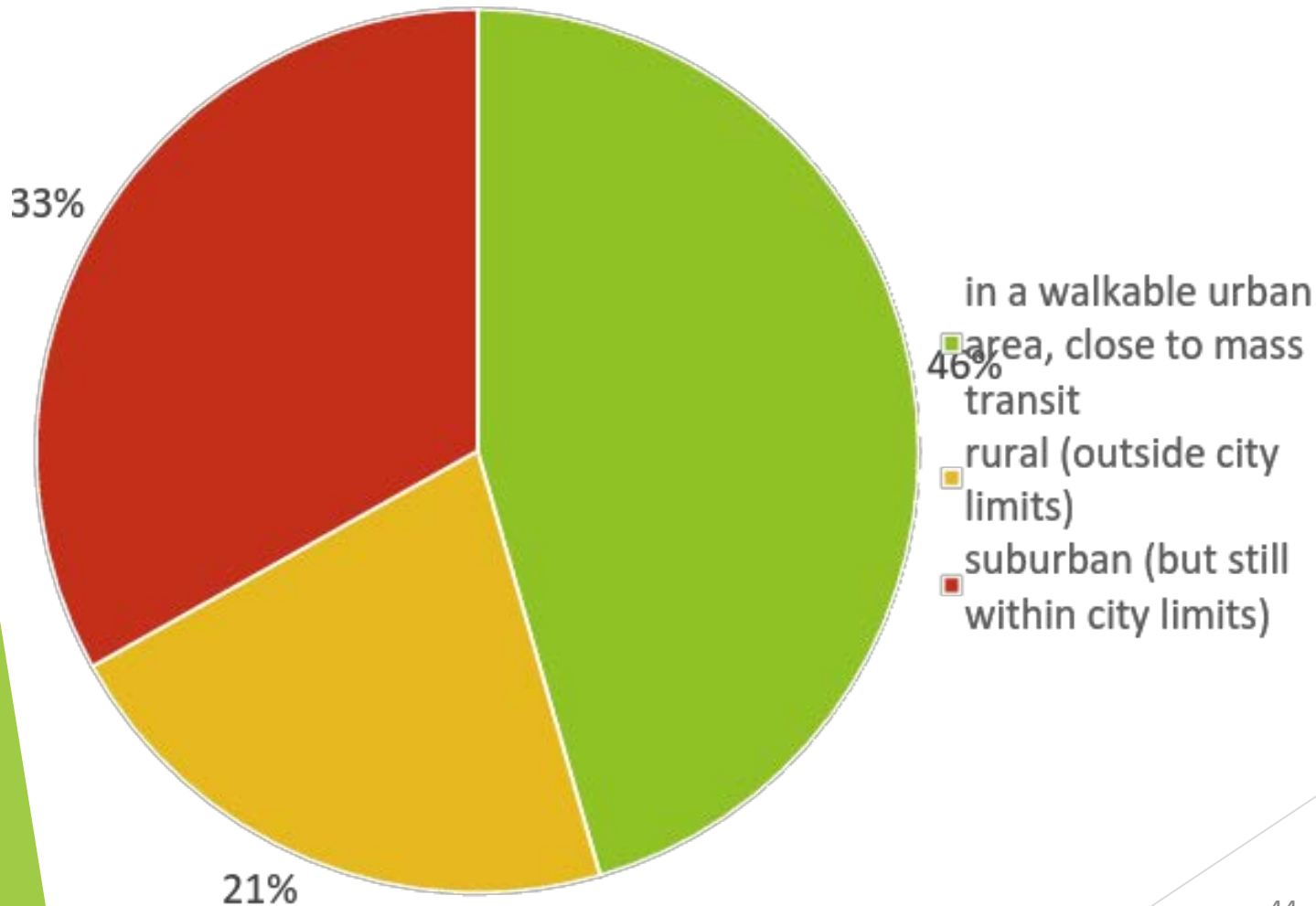
My ideal tiny house is...



I would prefer to...



As far as where my tiny house would be located, my first choice would be...



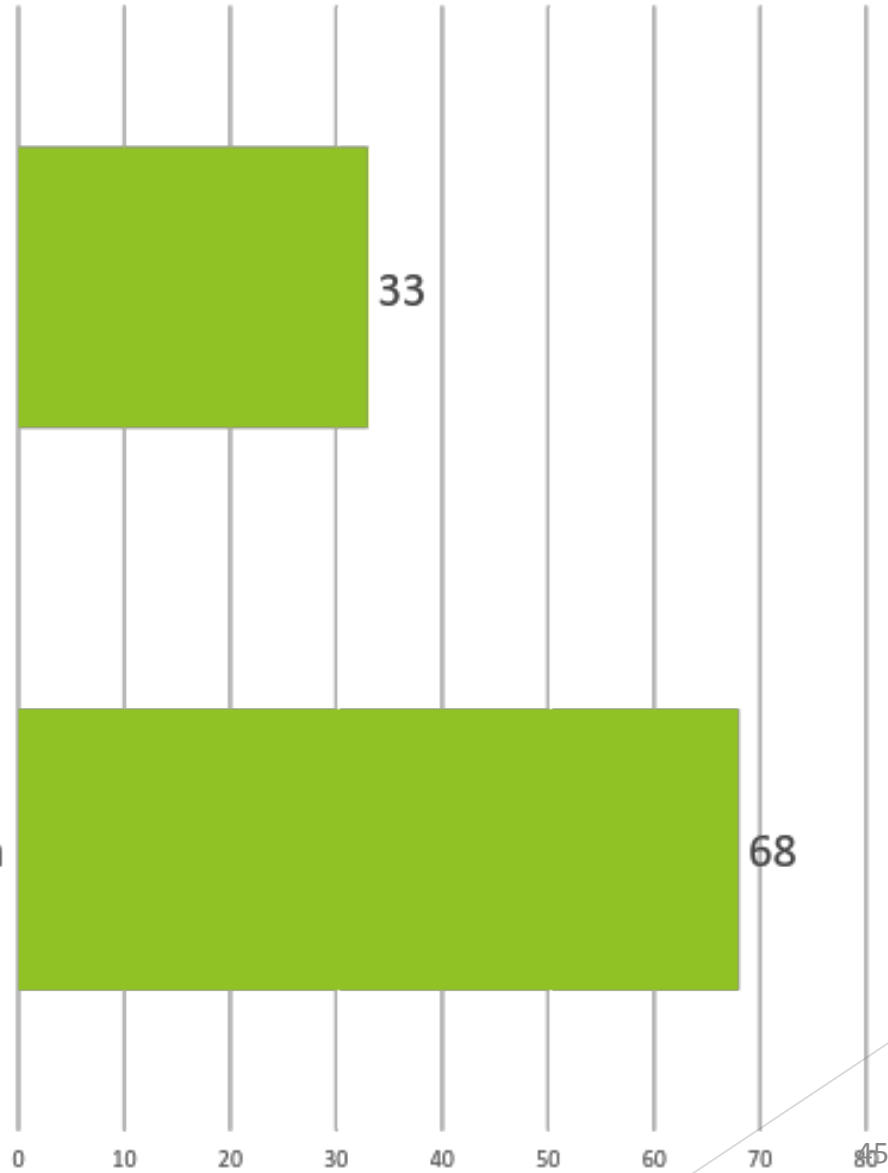
I would prefer to...

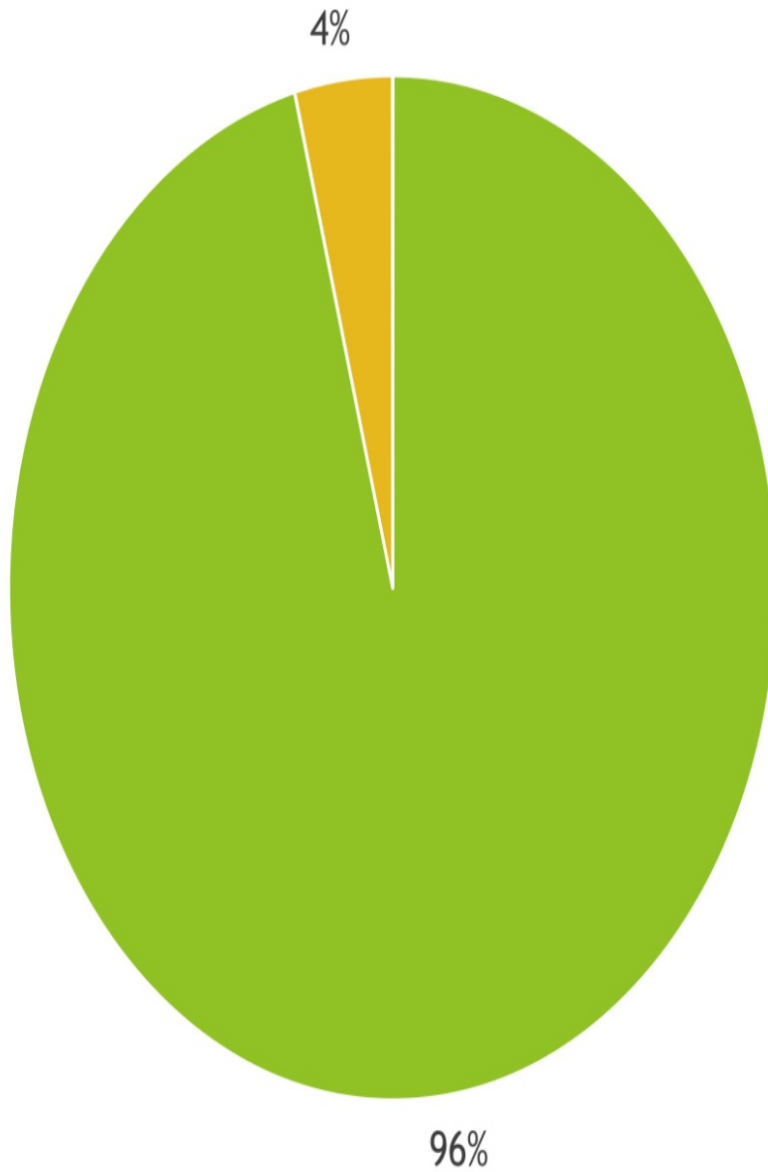
rent the land I'm living on

33

own the land I'm living on

68

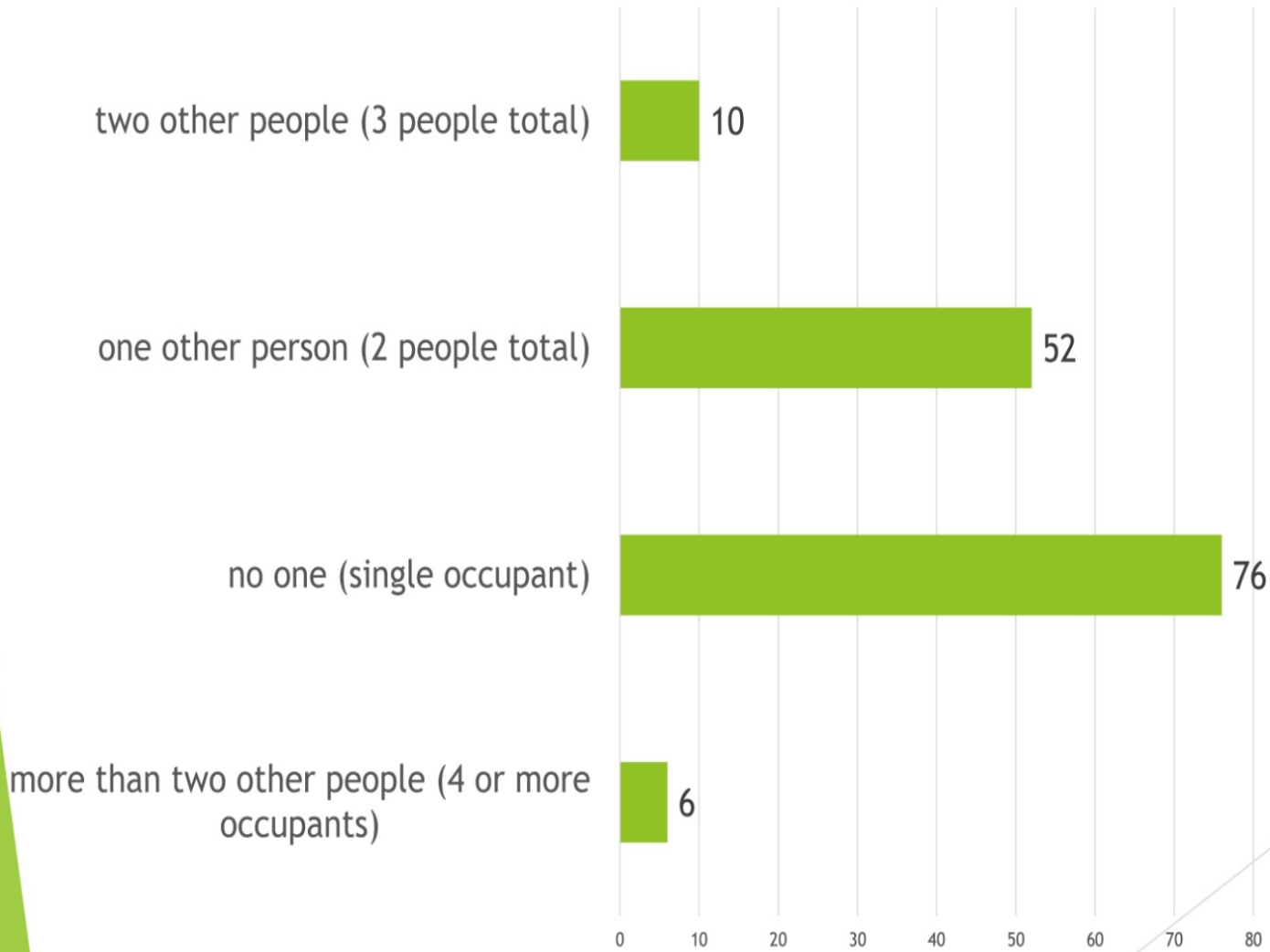




- full-time
- part-time

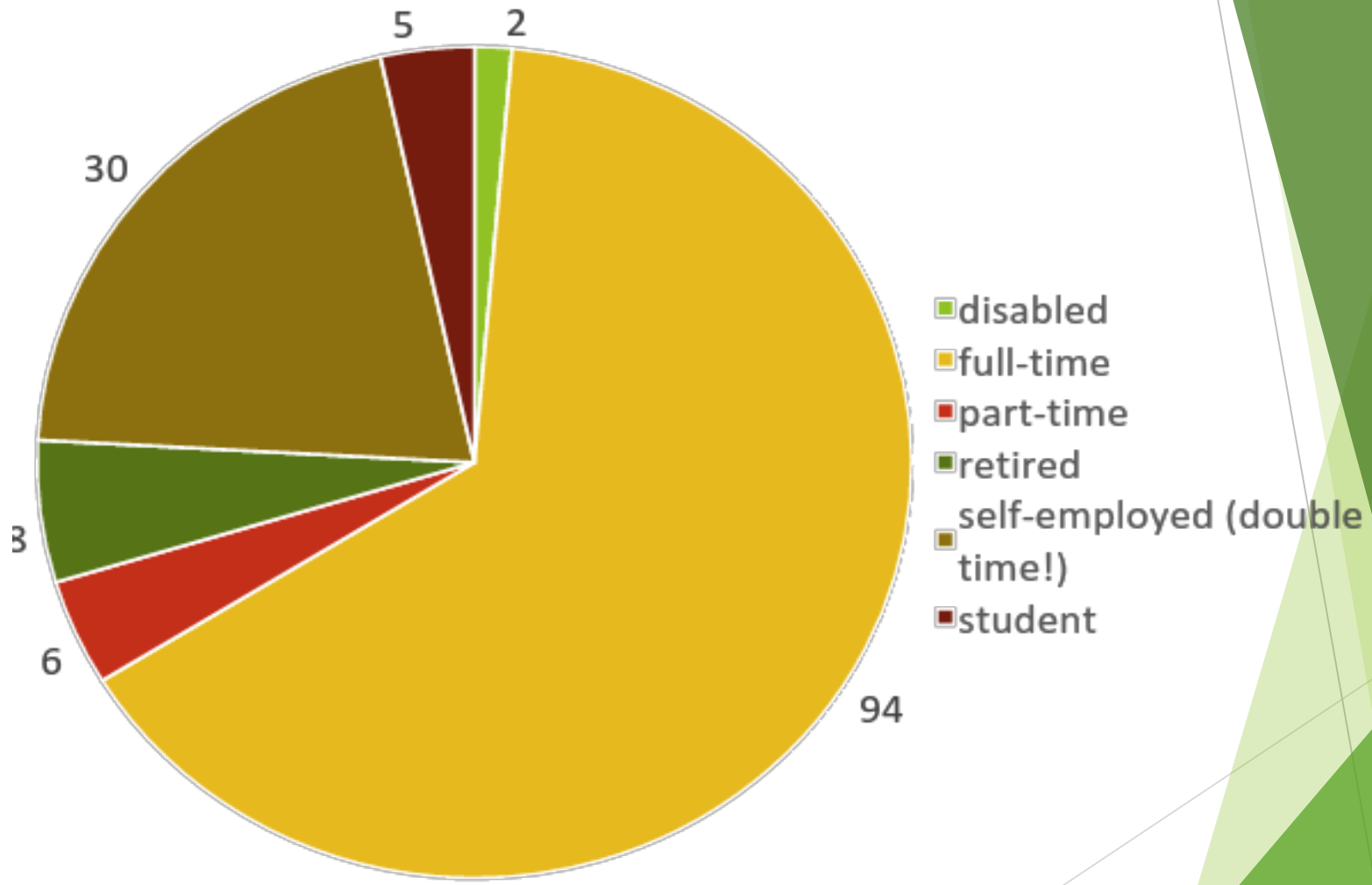
Proprietary and confidential. Please ask prior to sharing.

I will live in my tiny house with...



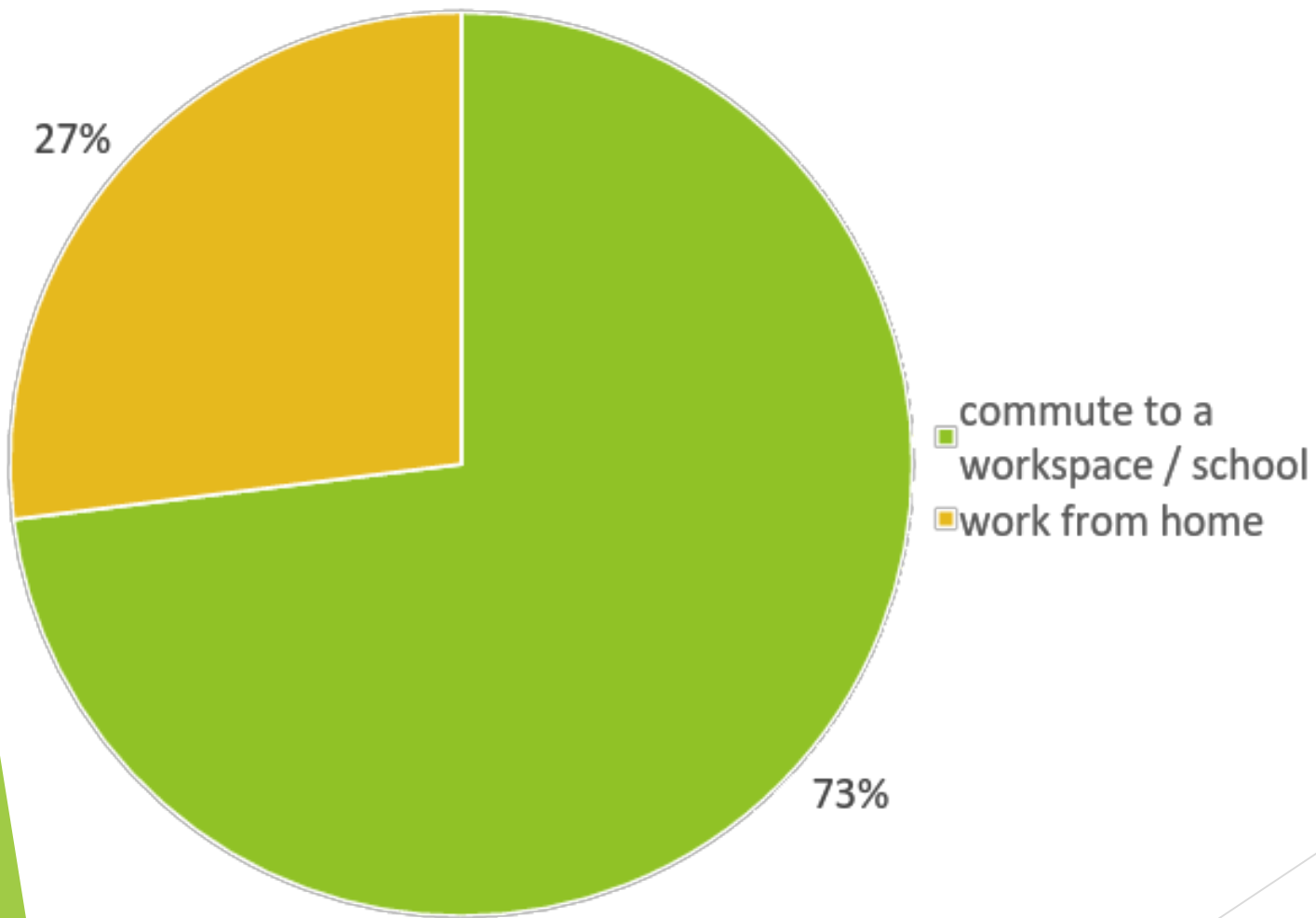
Proprietary and confidential. Please ask prior to sharing.

I am employed...

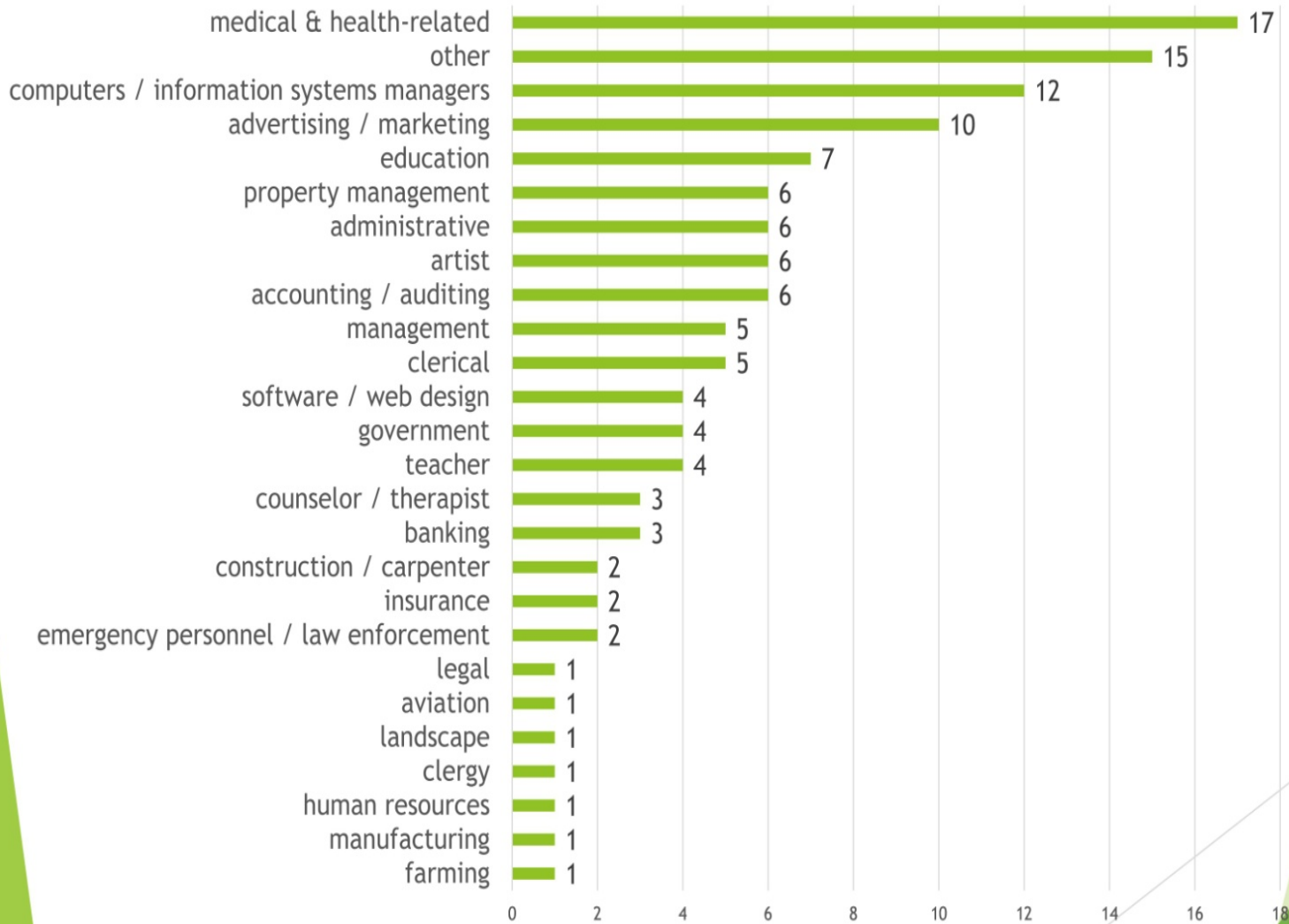


48

I primarily...

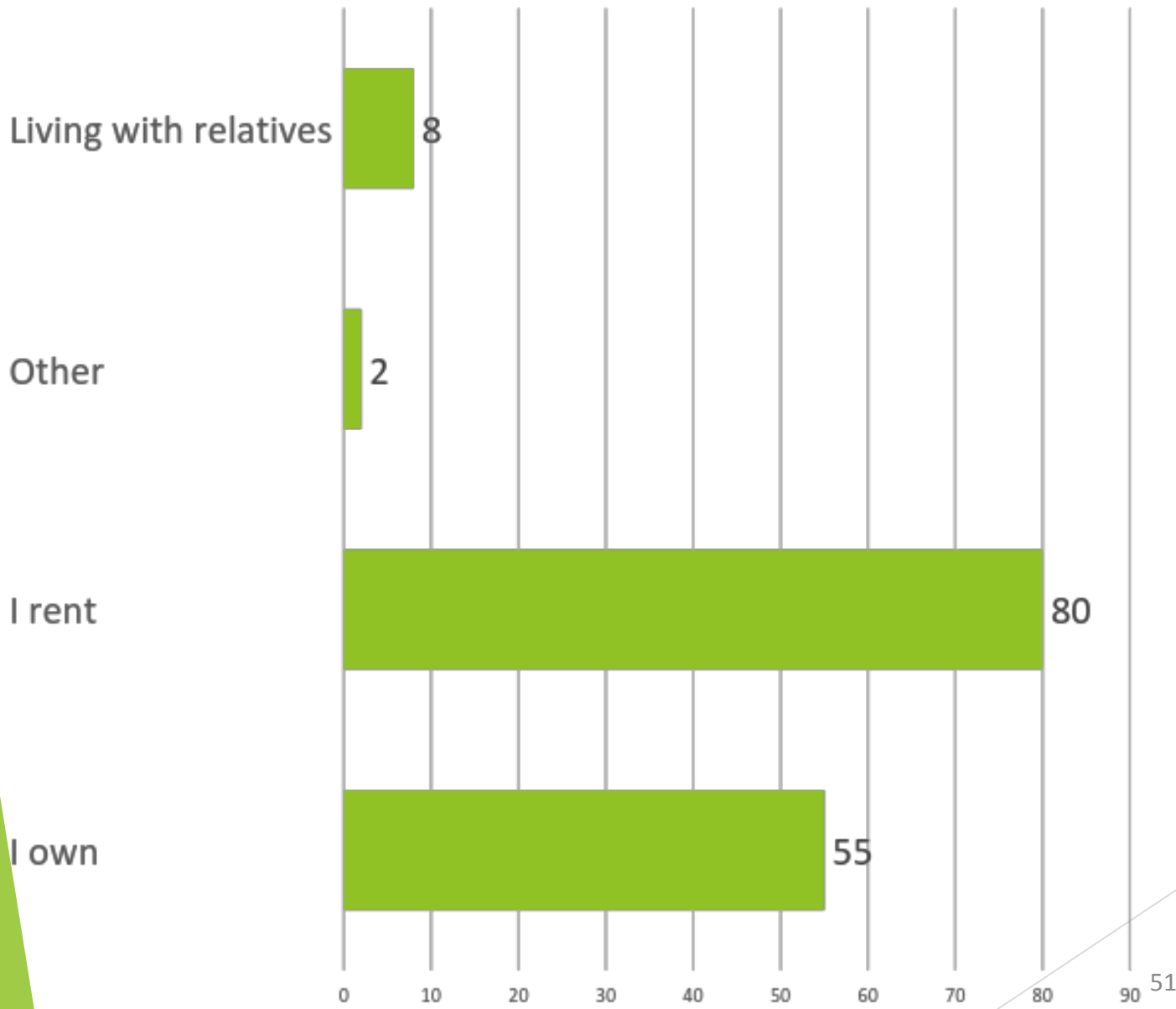


My category of employment is...



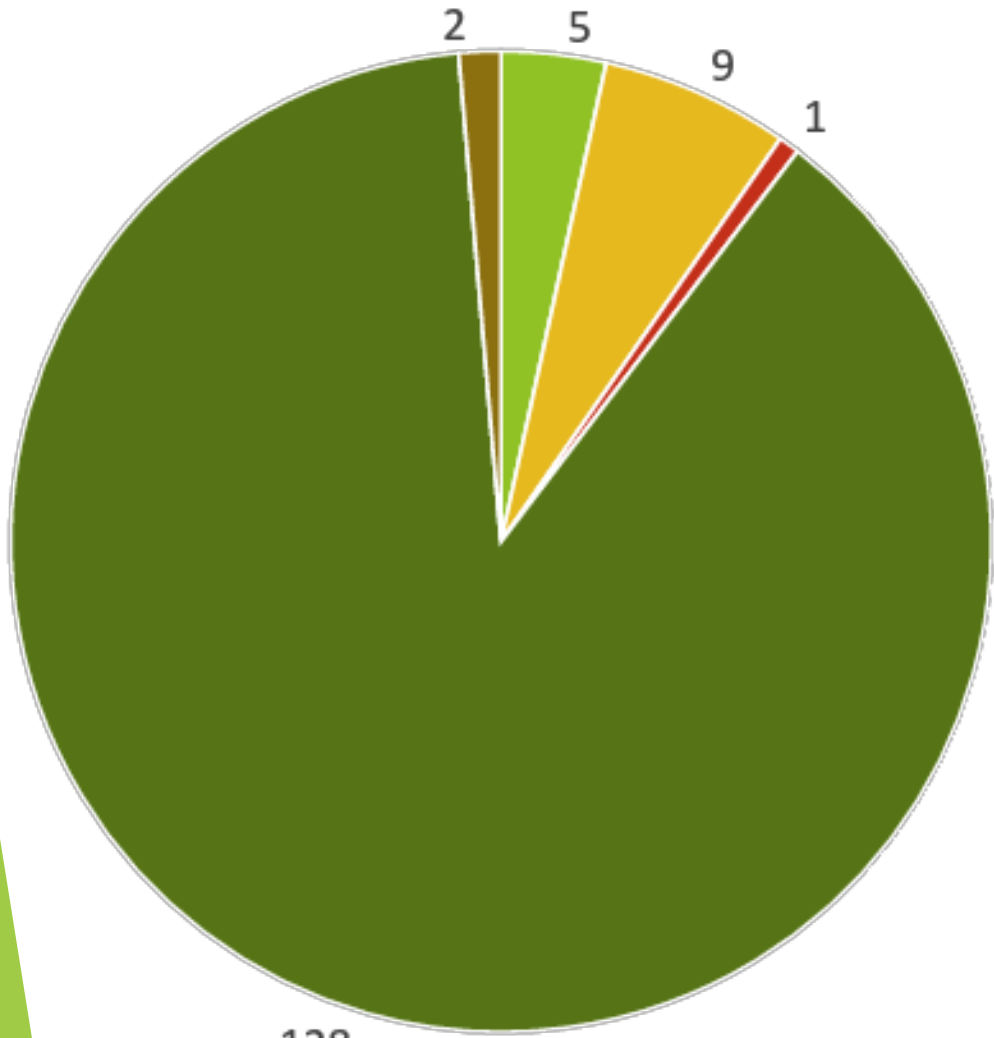
Proprietary and confidential. Please ask prior to sharing.

My current living arrangement is...



51

My construction status is...

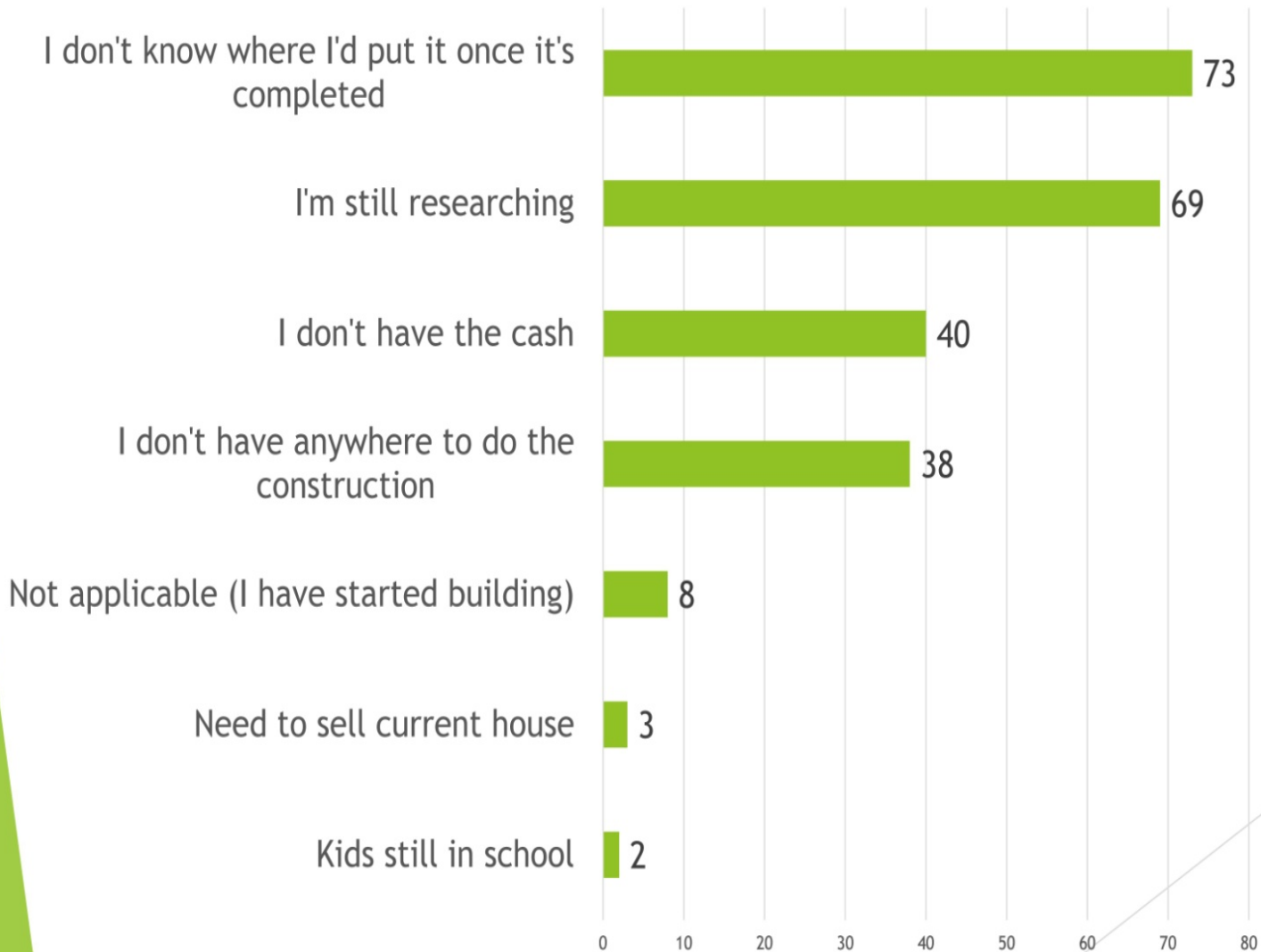


- completed
- currently building (DIY)
- currently building (professional / order placed)
- not started
- planning

128

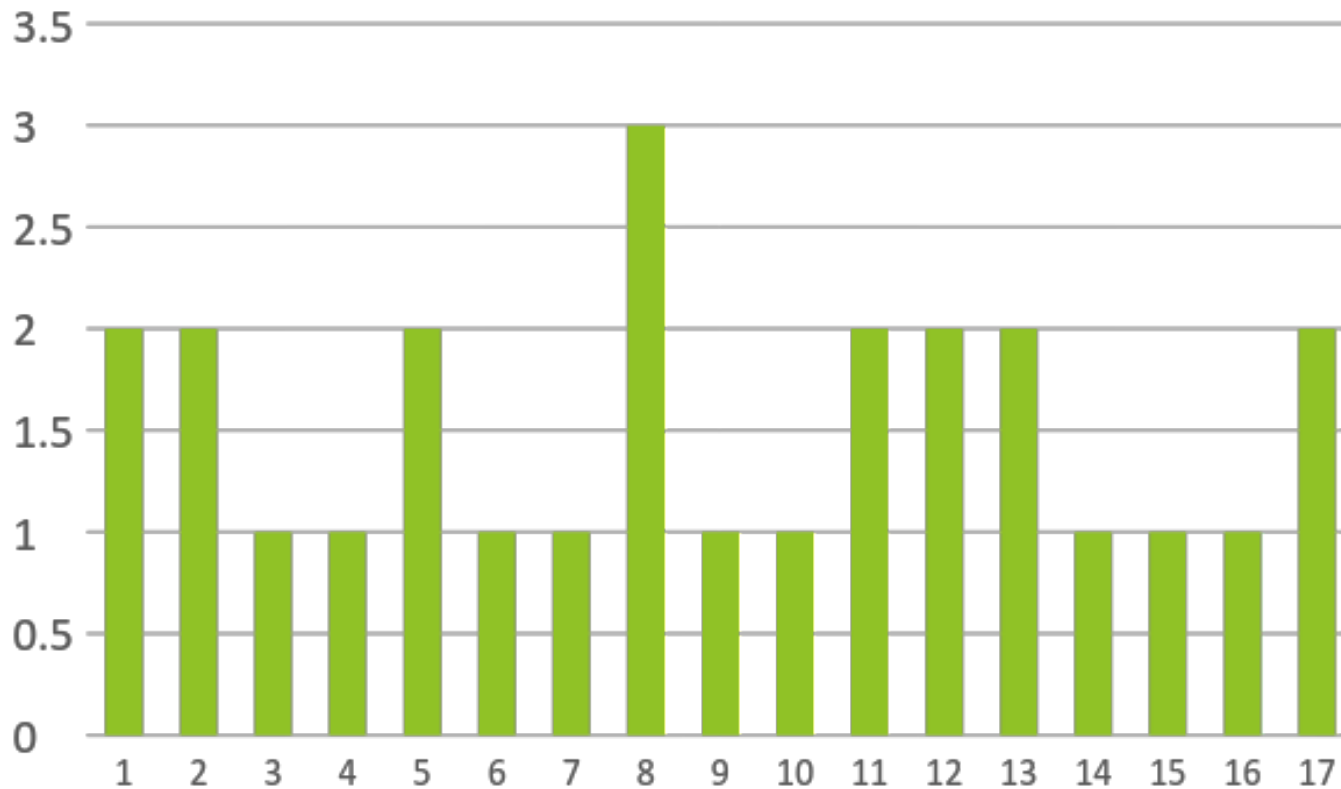
52

I have not started building because...

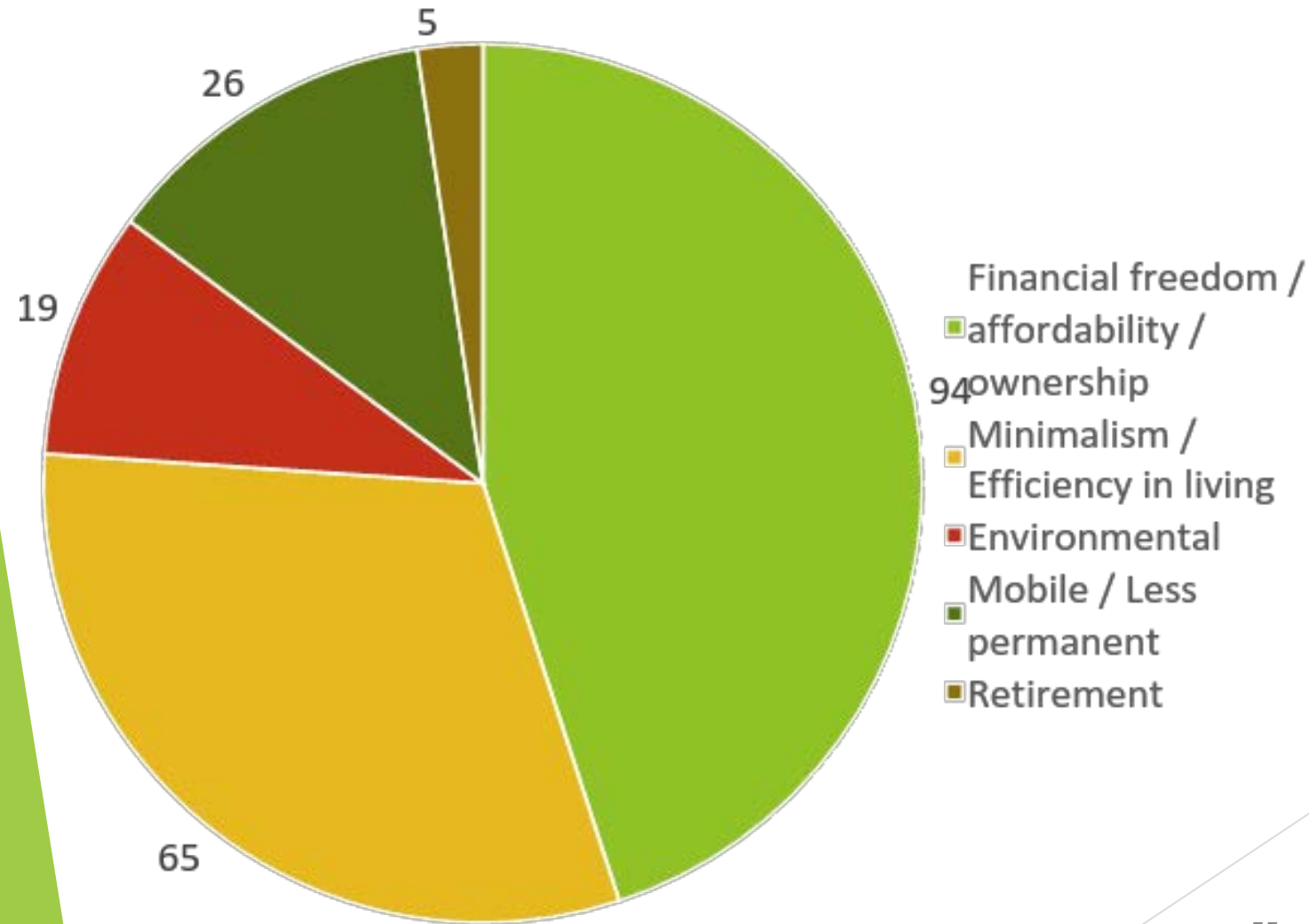


Proprietary and confidential. Please ask prior to sharing.

I am currently building or am having my home built for me. My expected completion date / delivery date is...

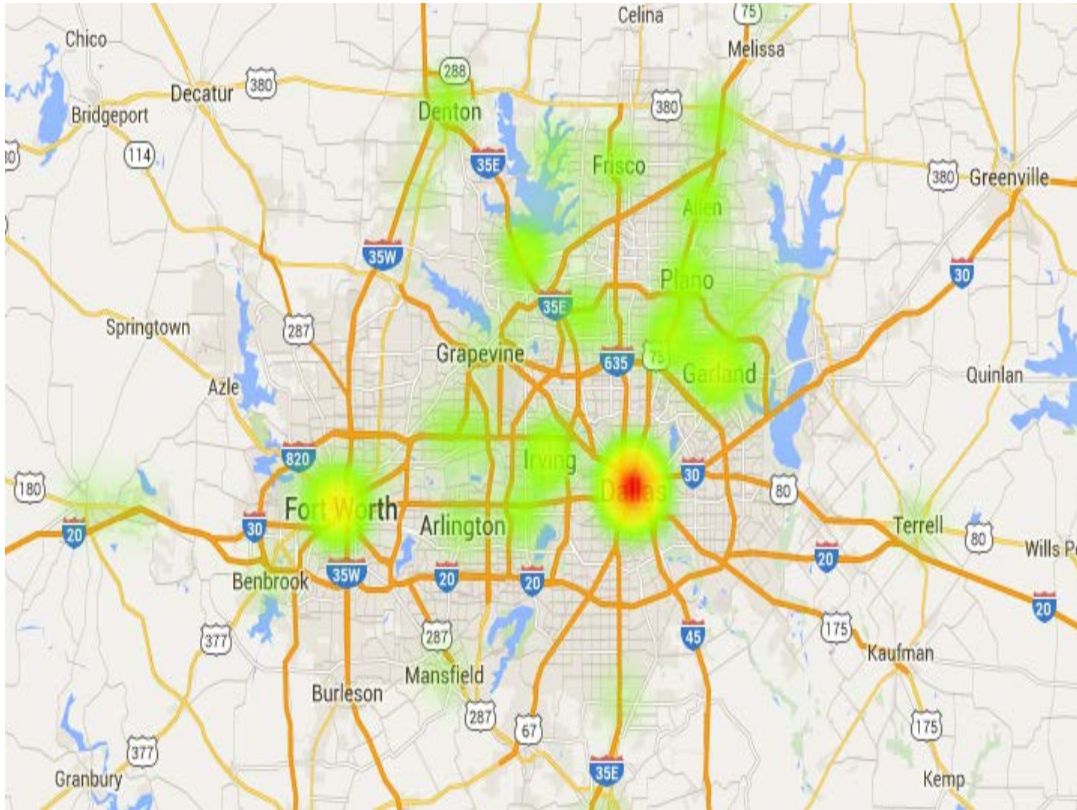


Primary motivation for wanting a tiny house...



55

DFW-area respondent locations



Dallas - 33
Fort Worth - 12
Garland - 7
Irving - 6
Lewisville - 5
Richardson - 5
(all other cities had less than 5 respondents)