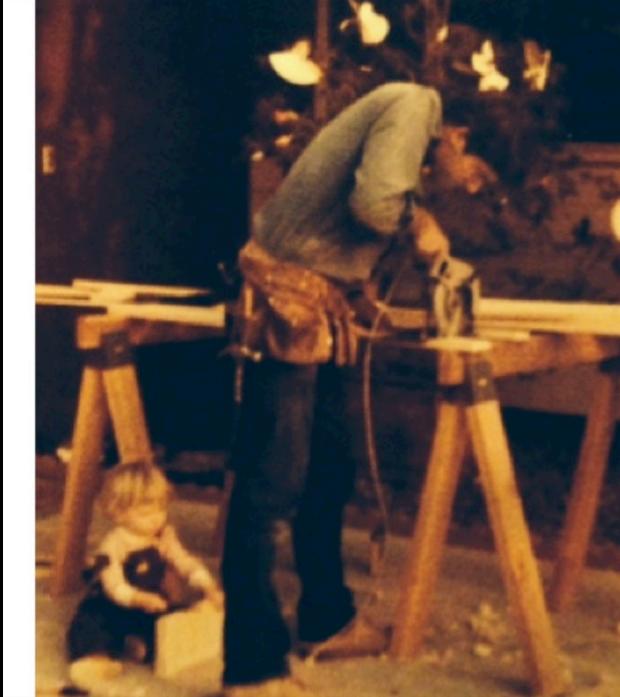




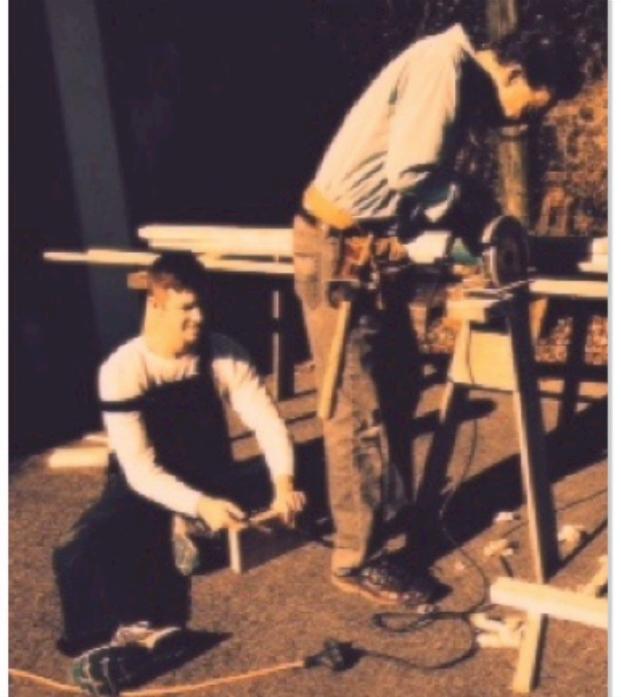
## Aging in Community



1981



2013



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TINY HOMES



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# What is a Tiny House?

## Tiny House On Wheels



## Tiny House On Foundation



# Who are the founders?

**Sarah Susanka**



**Jay Shafer**



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# ...Ongoing debate

Gerry Brown



Goat Shed



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# It's a small world

Africa



Japan



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**Minim House**



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**Tiny Texas House**



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**Tiny Wood Homes**



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**Wheelhaus**



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hOMe



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# Andrew and Gabriella Morrison





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**Wishbone Tiny Homes**



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TINY HOMES

# Why?



# 1950 - 2015

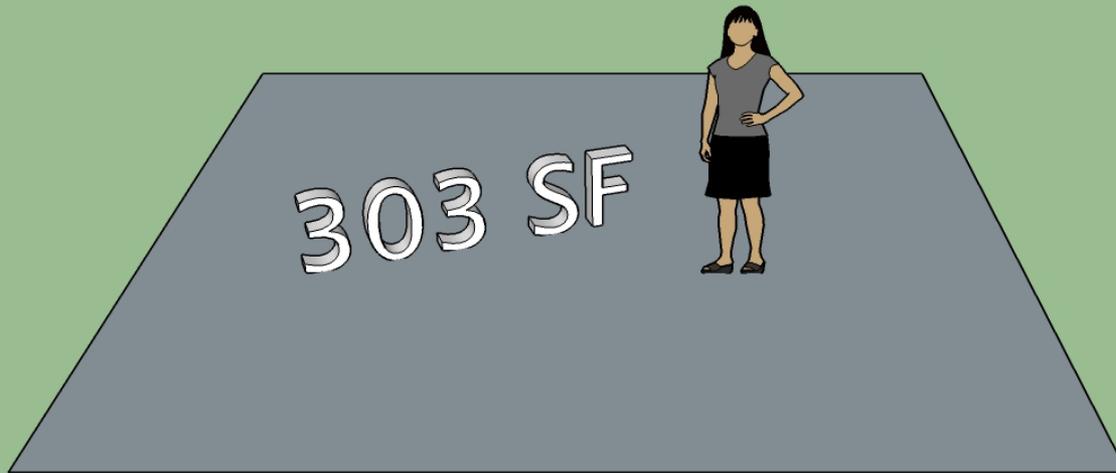
## 1950

- Avg salary \$32,000
- Avg house size 1,000 SF
- Median house cost 2.2 X
- Avg family size 3.3

## 2015

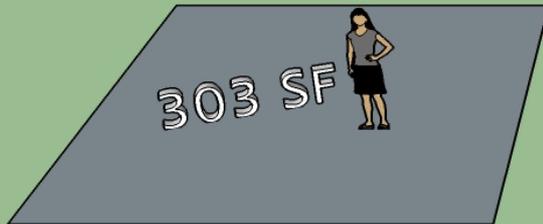
- Avg salary \$45,473
- Avg house size 2,600 SF
- Median house cost 3.7 X
- Avg family size 2.54

# 1950



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# 2015

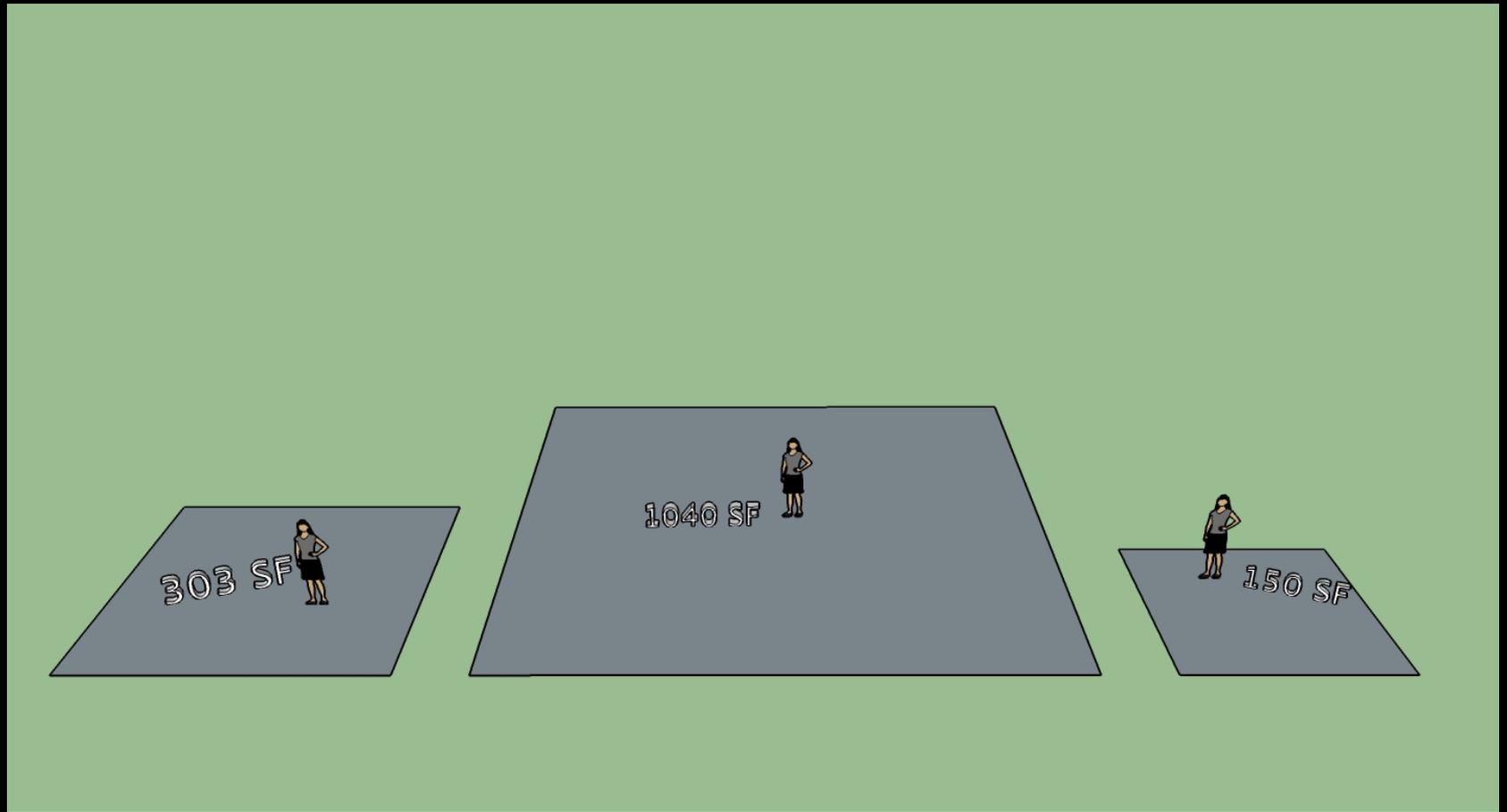


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# Why?

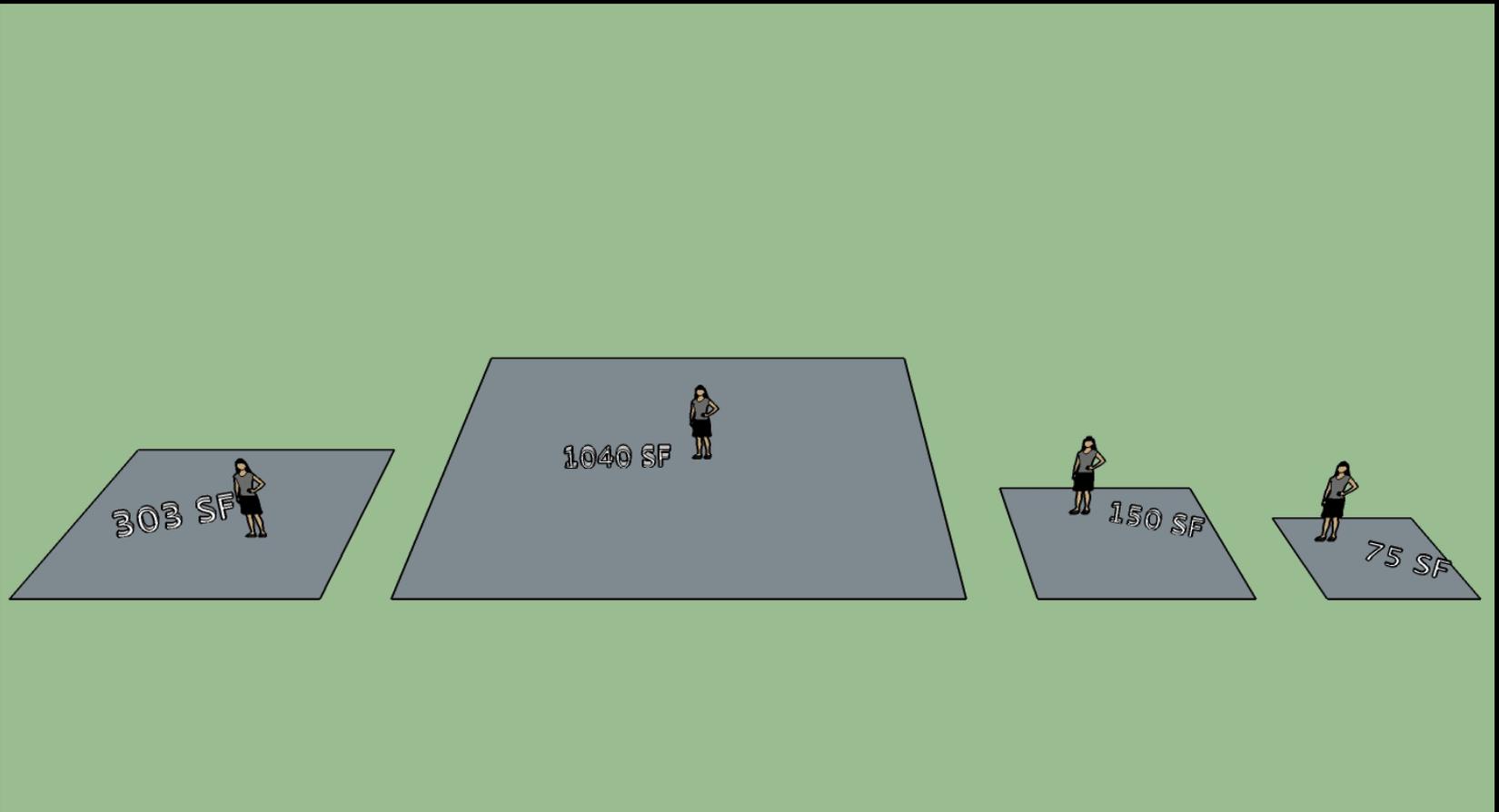
- 9/11 + Great Recession
- Urban density
- Homesteading
- The Apple Effect
- Happiness

# 2015



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# 2015



**Wishbone**  
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# Cost/person

$$\begin{aligned} & \$32,000 * 2.2 / 1,000\text{SF} \\ & = \$70.40/\text{SF} \end{aligned}$$

Or

\$22,000/person

$$\begin{aligned} & \$45,473 * 3.7 / 2,600\text{SF} \\ & = \$64.71/\text{SF} \end{aligned}$$

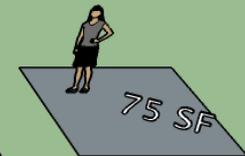
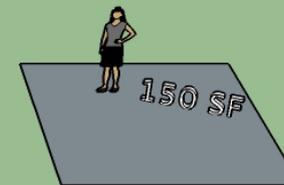
Or

\$67,300/person

$$\begin{aligned} & \$35,000 / 150 \text{ SF} \\ & = \$233/\text{SF} \end{aligned}$$

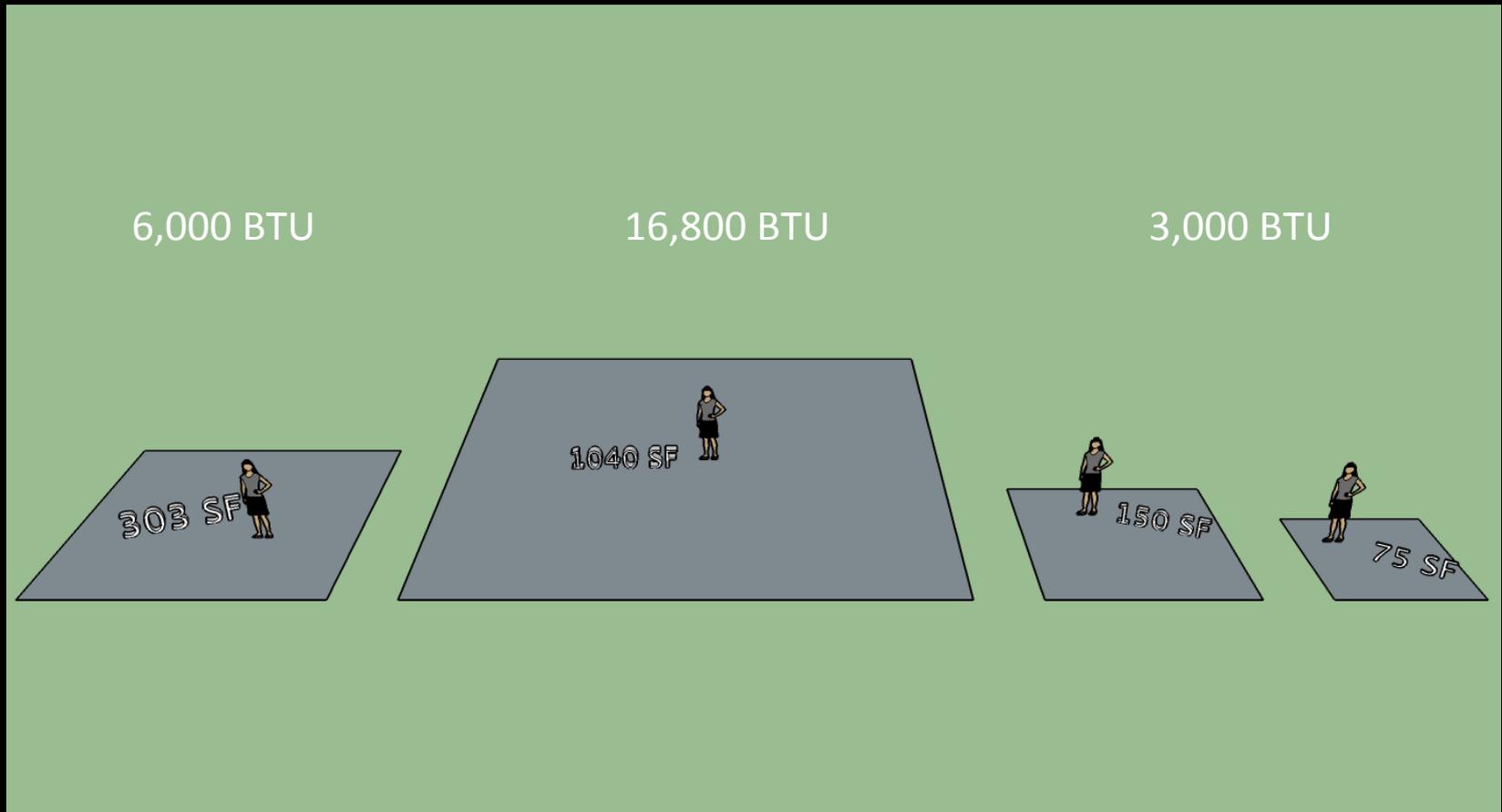
Or

\$17,475 /person



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# Energy/person



Who?



# Who?

- Millenials



# Jenna and Guillaume



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# Who?

- Millennials
- Homeless

# Madison, WI



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# Who?

- Millennials
- Homeless
- Investors

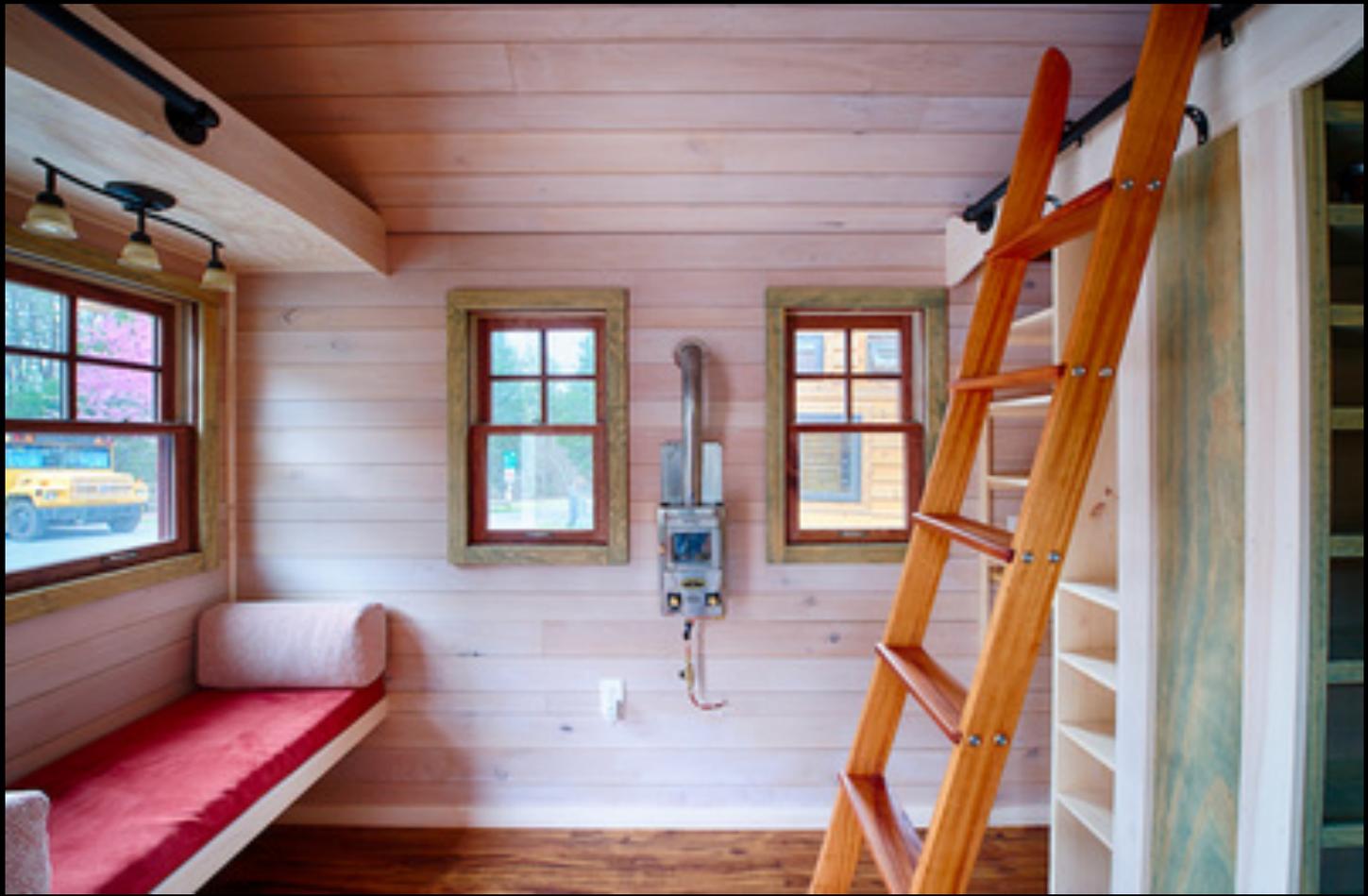
# Fireside Resort



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# Who?

- Millennials
- Homeless
- Investors
- Professionals needing office space



**Wishbone**  
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# Who?

- Millennials
- Homeless
- Investors
- Professionals needing office space
- Transient workers

# Oil fields of ND



**Wishbone**  
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# Who?

- Millennials
- Homeless
- Investors
- Professionals needing office space
- Transient workers
- Seniors

# Bette Presley, 72



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# AARP



## Livable Communities Great Places for All Ages™

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[AARP Home](#) » [Livable Communities - AARP](#) » [Livable Communities - ...](#) » [Tiny Houses Are Becomi...](#)

### Tiny Houses Are Becoming a Big Deal

Very small homes can provide big opportunities for people of all ages — and the cities, towns and rural communities where they live

by Carol Kaufmann, AARP Livable Communities, January 2015



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Over the last 40 years, the average home in the United States has increased in size by more than 1,000 square feet, essentially doubling the amount of living space per person since 1973.

But a decade ago, in the midst of the housing boom and explosion of outsized, luxury home construction in American suburbs (i.e., the "McMansion"), a quieter, smaller movement began to gain attention.



*They may look like children's playhouses but these are real, grown-up houses. They're just tiny. (Follow the slideshow link on page 4 to see more images of these homes and others.) — Photos by Christopher Tack for the Tiny House*



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Why not?



# Why not?



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TINY HOMES

# Why not?

- Land
- Financing
- Insurance
- Practicality
- Building codes / zoning

# Developments in regulation

# Developments in regulation

A S H E V I L L E



**SMALL HOME ADVOCACY COMMITTEE**



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# Developments in regulation

- Communities
- ADU's
- Micro apartments
- NC House Bill 625



**SESSION LAW 2014-94  
HOUSE BILL 625**

Temporary family health care structure. – A transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the State Building Code and G.S. 143-139.1(b). Placing the temporary family health care structure on a permanent foundation shall not be required or permitted.



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**Wishbone**  
TINY HOMES



**Wishbone**  
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## "Grossvatihaus"

*one visible sign of the care Amish provide for the elderly are the smaller Grossvatihaus ("grandfather house")*

*often built near the main dwelling.*



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# ECHO Cottages



**Wishbone**  
TINY HOMES



# Med Cottage

**Kitchen:** Would contain a small refrigerator, a microwave and a combined washer-dryer, along with such features as a timed medication dispenser.

**Bathroom:** A host of "smart" devices can be installed, including a toilet that measures weight, temperature and urine content.

**Materials:** The floor is a single, molded piece of a concrete-like composite that includes a shower drain. Metal studs attach to the floor. The exterior is vinyl siding.

**Bedroom:** The cottage can legally house only one person, but an additional Murphy bed can accommodate a caregiver's visits.

**Dimensions:** Eight-foot interior ceilings. 12 ft wide, 24 ft long.

**Some potential features**

- A "virtual companion"** that would relay health-related messages ("It's time to take your medication") and play music, movies and games.
- A video system** that would monitor the floor at ankle level, so the patient would have privacy but a caregiver would know if there was a problem.
- Pressurized ventilation** that can keep airborne pathogens in (if the patient is quarantined) or keep outdoor air out (if a patient has a compromised immune system).
- A lift**, attached to a built-in track in the ceiling, that would move a patient from the bed to bathrooms so the caregiver could avoid heavy lifting.
- In addition to regular ambient light, **lighting at knee height** would line the walls, illuminating the floor. Tripping over objects on the floor is the most common cause of falls.

N2Care



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# On wheels



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# Tiny House on the Trailer



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# Blue Sky by Hobbitat

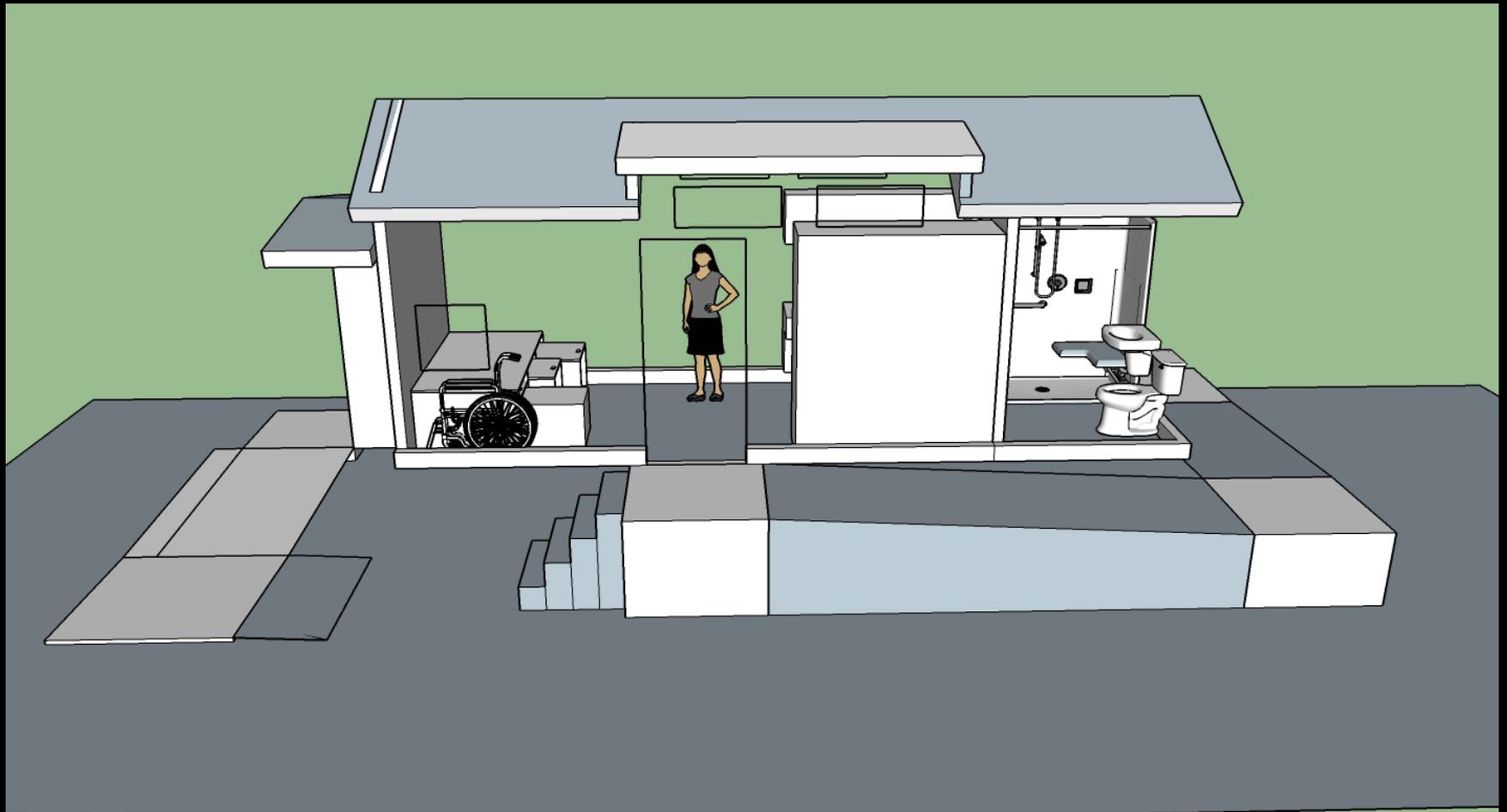


**Wishbone**  
TINY HOMES

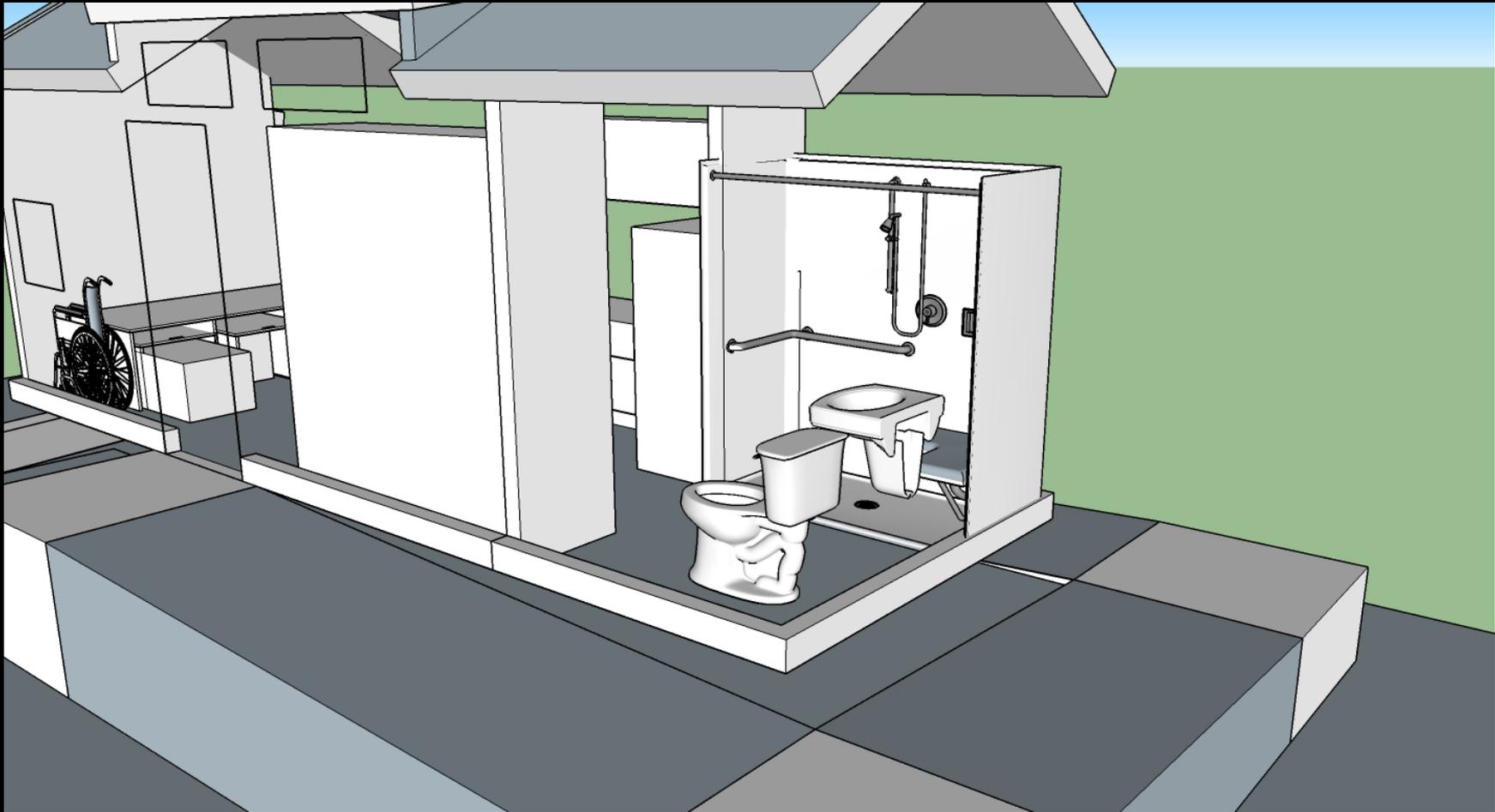


**Wishbone**  
TINY HOMES

# Wishbone Tiny ADA (TADA)

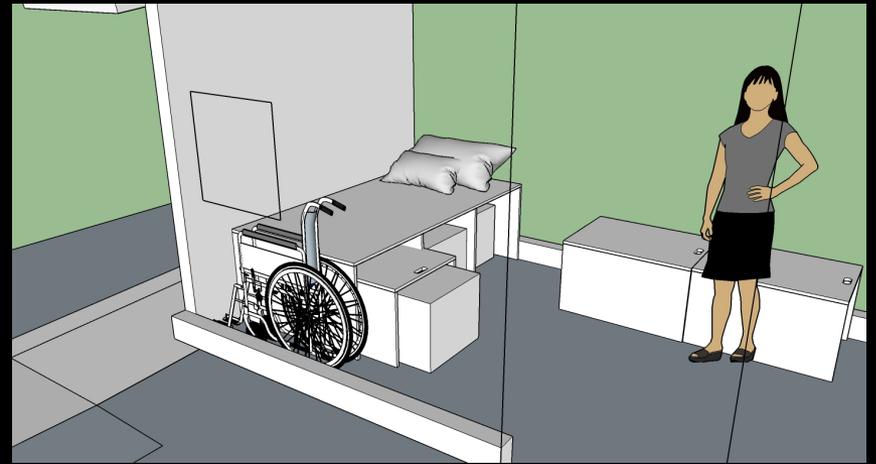
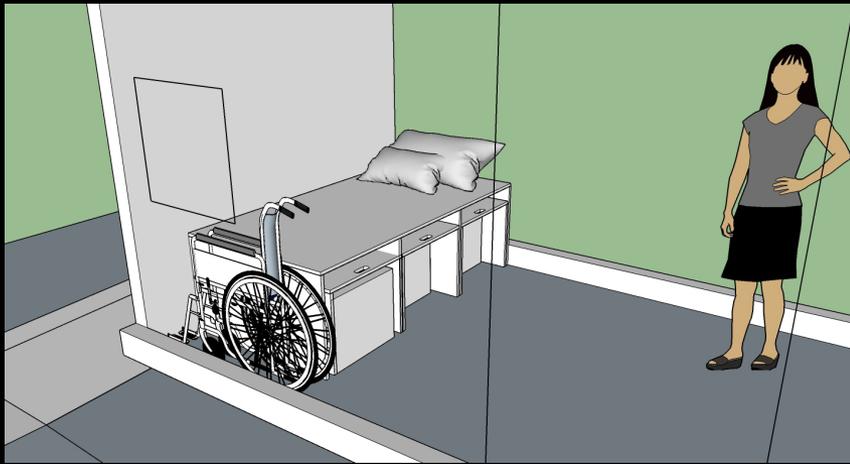


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# Storage and seating under bed



# Closet opens for privacy



**Wishbone**  
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**Wishbone**  
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# Questions

