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**CITY COUNCIL COMMITTEE OF THE WHOLE (COW)  
New Item for Review and Consideration**

**Meeting Date: 10/20/2014  
Agenda Item: 4F**

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**Issue Description:** Explore feasibility of building a tiny house community in Tempe that would include changing or creating special zoning codes.

**Presented by:** Councilmember Woods

**Departments Involved:** Community Development

**Background Information:** Tiny House communities were popularized by tiny house developer, Jay Shafer in 1999. Since then, tiny houses have been built in places like Sonoma County, California; Portland, Oregon and Brainerd, Minnesota. Often no more than 500 square feet, tiny houses work better in concert with other tiny houses and shared amenities. Zoning changes have been needed in cities and counties to permit small homes.

Tiny houses in Tempe would be an evolution of the RV/trailer parks in the city. Most RV/trailer parks are older and out of compliance with city codes. Many people who live in these communities feel that is all they can afford. Tiny houses could be a bridge to affordable home ownership for this population.

**Council Priority:** This issue aligns with Council priority number two – in that it works towards enhancing and maintaining a high quality of life for residents.

**Anticipated Timeframe and Staff Resources:** Estimate of timeline and staff resources necessary to explore the issue is 8-10 hours.

*The Tempe City Council is committed to:*

- 1. ensuring long-term financial stability through quality economic development*
- 2. maintaining high quality of life through safe and vibrant communities*
- 3. creating an atmosphere of fun through innovative programs and special events*