

# Memorandum



## City of Tempe

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**To:** Mayor & Council  
**From:** Tiny/Small Houses Working Group  
**Date:** June 16, 2016  
**Subject:** Small/Tiny House Community

### **BACKGROUND:**

Since 2015, ASU's EPICS (Engineering Projects in Community Service) has been working on developing design concepts for a tiny/small house community on city-owned property south of Spence on Rita Lane (just north of Union Pacific Railroad tracks, just east of Rural Rd. The EPICS student team has named the project "Humble Homes."

The EPICS team, under the mentorship of Paul Prosser (Program Manager, Sustainable Solutions Learning Projects, School of Sustainability), has drafted preliminary designs for the site, as well as design concepts for individual homes. The student team has devoted considerable thought and time to addressing the operation and maintenance of the community and is at the ready to embark upon further design work.

The Tiny/Small Houses Working Group is ready to present and discuss future direction for this innovative project. Specifically, the group is looking for support from the full Council body on:

1. Creating a project budget, timeline, and plan for labor and materials needed to complete the project
2. Partnering with ASU students (EPICS to architecturally design the Humble Homes
3. Partnering with ASU School of Geographical Sciences & Urban Planning to work with an intern or interns to submit and oversee the zoning case through DRC and Council
4. Partnering with East Valley Institute of Technology (EVIT) students to build the structures onsite at EVIT under the direct supervision of an instructor and certified general contractor
5. Collaborating with private donors for materials and labor
6. Researching additional funding or grant sources
7. Partnering with ASU and community to explore opportunities for agriscaping, solar arrays, microgrid, bike share
8. Detailing cost-tracking efforts
9. Creating a community-outreach plan to engage the immediate neighbors and the neighborhood association of the evolving plans with the parcel

A public community meeting is scheduled for June 15, 2016, where students will present the Humble House concept drawings (included in the agenda packet). The Working Group expects to provide community input for the COW session.

### **DIRECTION:**

The working group seeks Council direction to move forward with creating building designs, developing a project plan, and budget plan.

### **The Councilmembers working on this issue were:**

Vice Mayor Woods  
Councilmember Kuby  
Councilmember Schapira

### **The staff members who worked with the working group:**

David Nakagawara, Director of Community Development  
Ryan Levesque, Deputy Director Community Development  
Suparna Dasgupta, Principal Planner  
Elizabeth Higgins, Chief of Staff to Mayor and Council  
Parrish Spisz, Council Aide