



LIVING LITTLE

Strategies for promoting
alternative housing types

ABOUT

LIVING LITTLE

THE PROJECT

- The Metropolitan Area Planning Council's (MAPC) Living Little project investigates **small housing typologies** for MAPC's South West Advisory Planning Committee (SWAP) and Three Rivers Interlocal Council (TRIC) subregions
- Like many other communities around the Commonwealth and the nation, SWAP + TRIC communities are experiencing **increased housing demand, particularly from seniors and younger householders**
- MAPC worked with the SWAP and TRIC subregions to study several small housing typologies that may be appropriate in these municipalities given **development demand and constraints**
- **Communities need a variety of housing and tenure types to retain and attract a diverse mix of households:** this includes providing a range of rental options, unit sizes that can accommodate both smaller and larger households, and permanently affordable housing for low-to-moderate-income households

**WHAT IS
LITTLE?**

LIVING LITTLE CHARACTERISTICS:

- 250 - 1,500 sf housing units
- 2 - 4 people households
- Low-impact infill development
- Modestly priced
- Suburb-friendly



WHY GO

LITTLE?

ALTERNATIVE HOUSING TYPES PROMOTE:

- The possibility to **stay in place**
- Choices for **smaller households**
- Lower-cost housing for **younger adults**
- Long-term **rental income** for homeowners
- Naturally occurring affordable housing (**NOAH**)
- **Smart growth** community development
- The **local economy**



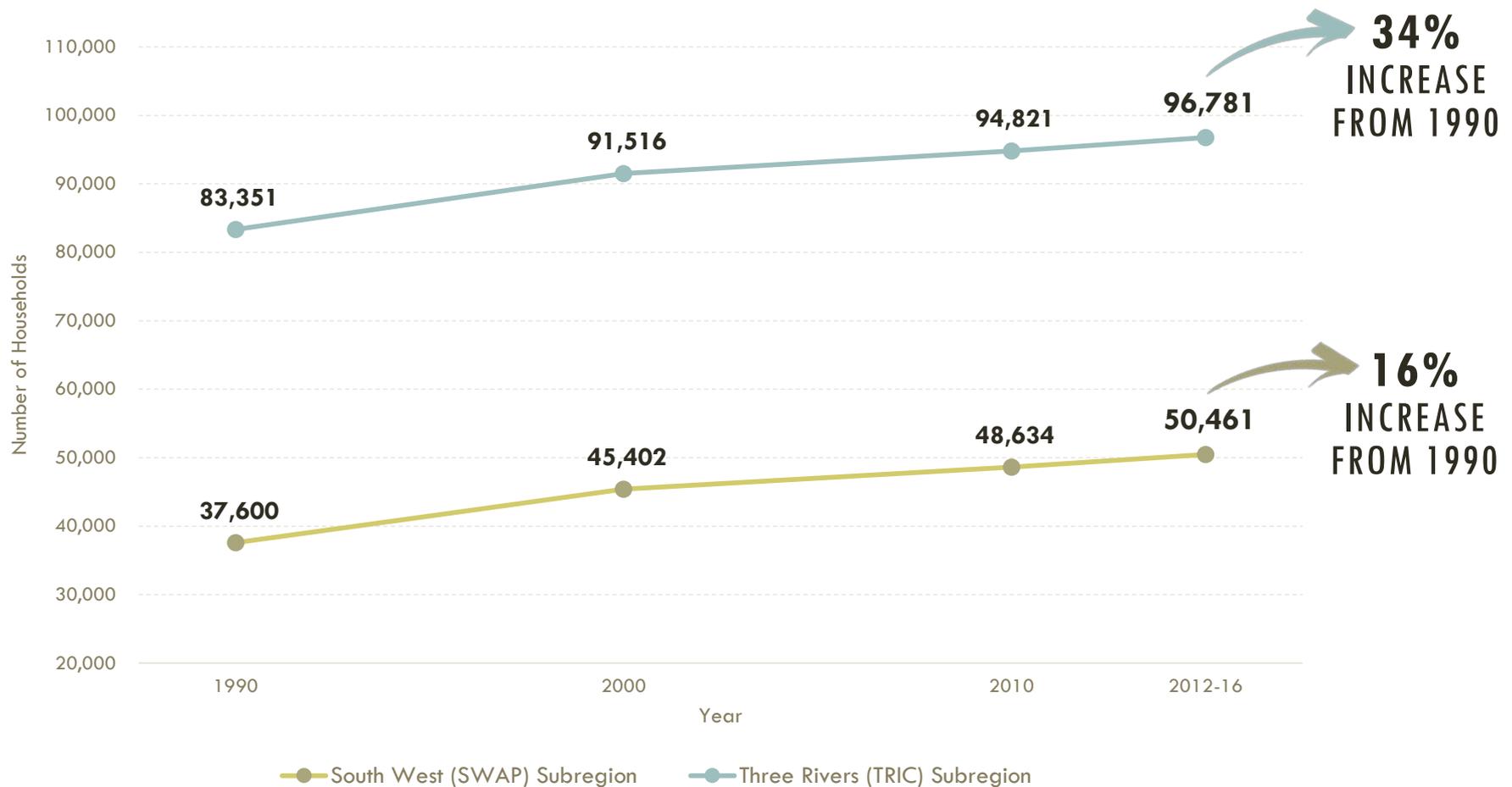
SHOULD

SWAP + TRIC

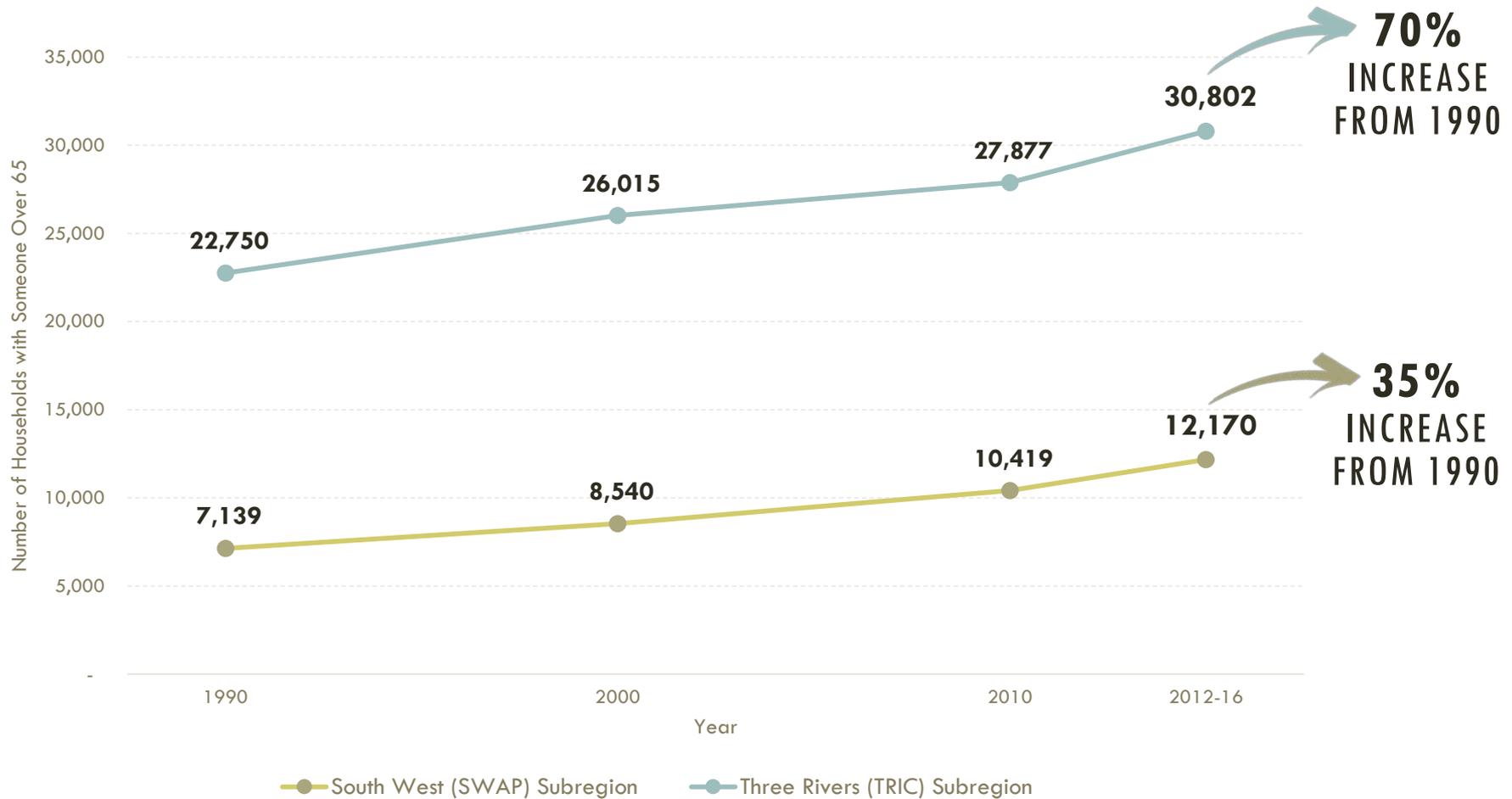
COMMUNITIES GO

LITTLE?

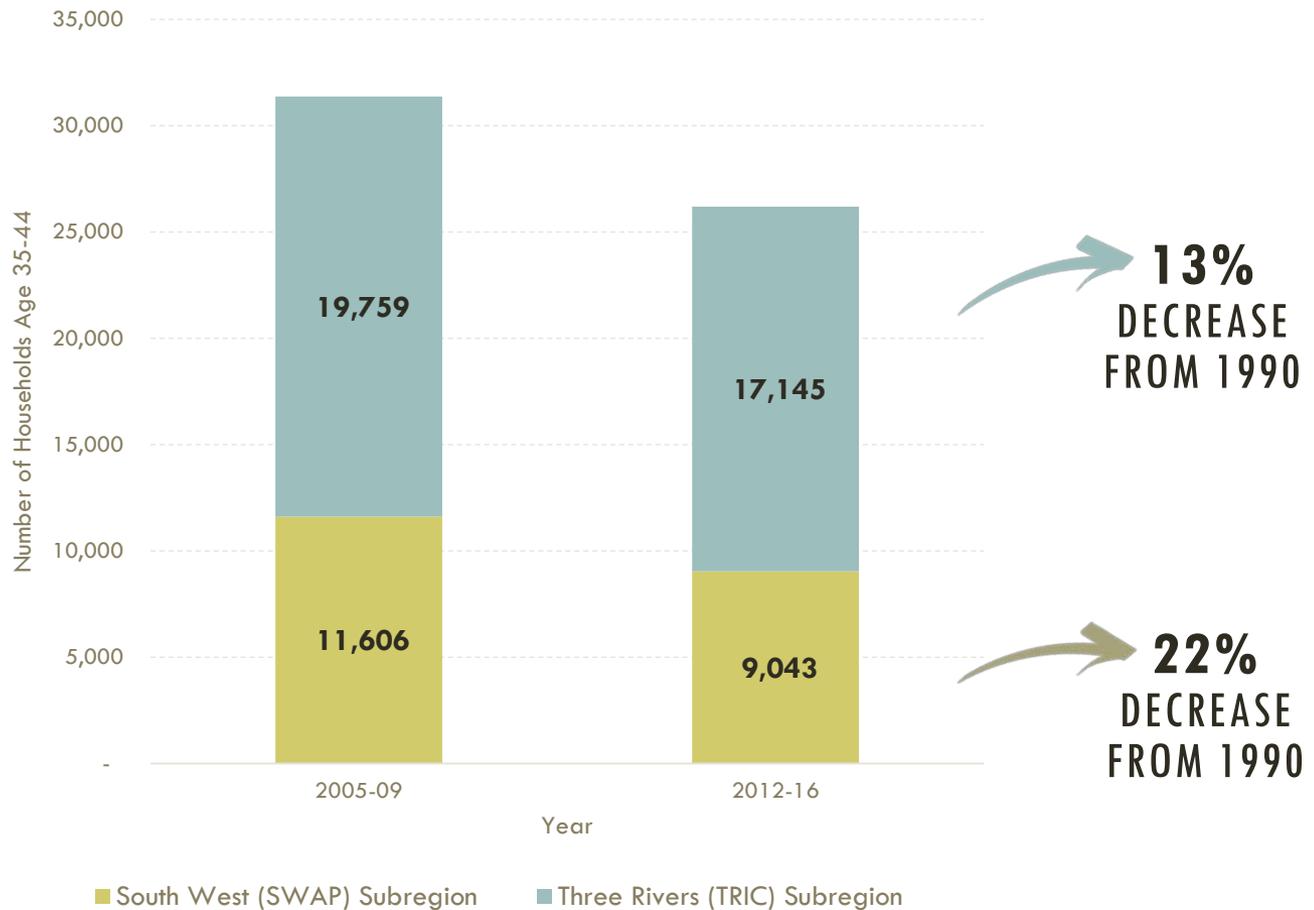
HOUSEHOLDS HAVE INCREASED IN NUMBER



AND MORE ARE COMPRISED OF RESIDENTS +65



WHILE YOUNGER HOUSEHOLDS HAVE DECREASED.



**55+ AND YOUNGER
HOUSEHOLDS ARE
ATTRACTED TO
SIMILAR TYPES OF
HOUSING.**

55+ AND YOUNGER HOUSEHOLDS PREFER:

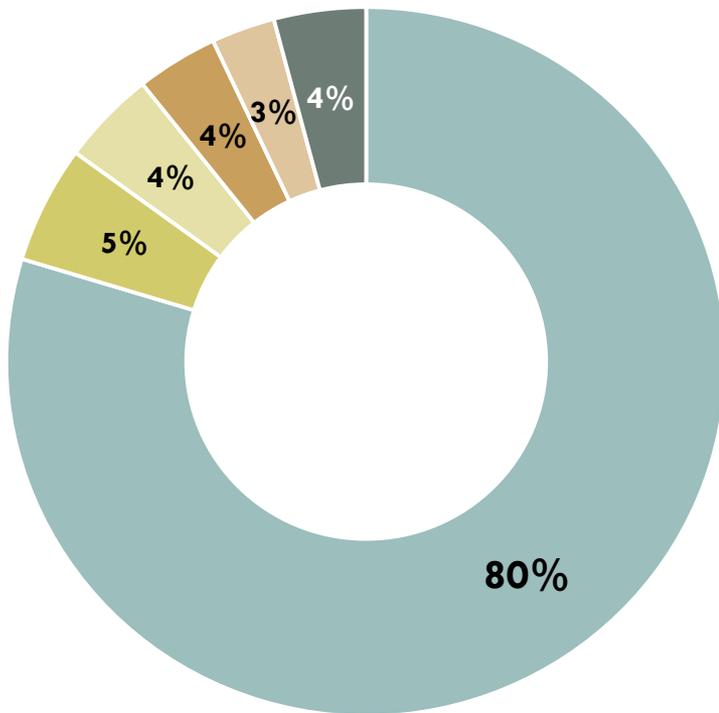
- **Walkability**
- Access to **public transit**
- Connection to **community**
- **Move-In** ready homes
- **'Temporary'** homes
- **Affordability**
- **Smaller** homes



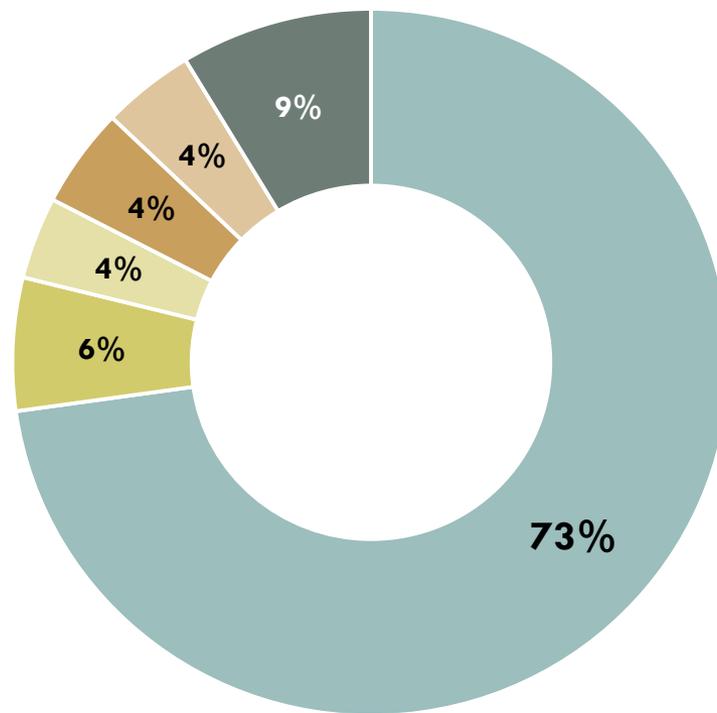
**ARE SWAP + TRIC
COMMUNITIES
SUITABLE FOR 55+
AND YOUNGER
HOUSEHOLDS?**

HOUSING STOCK FAVORS SINGLE-FAMILY HOMES

South West (SWAP) Subregion



Three Rivers (TRIC) Subregion

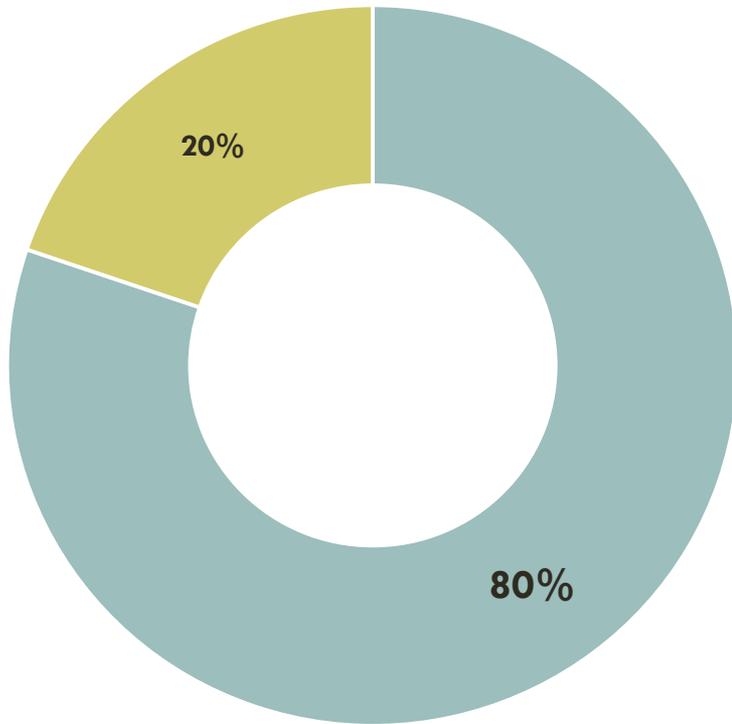


- Single-Family
- Two-Family
- 3-4 units
- 5-9 units
- 10-19 units
- 20 or more units

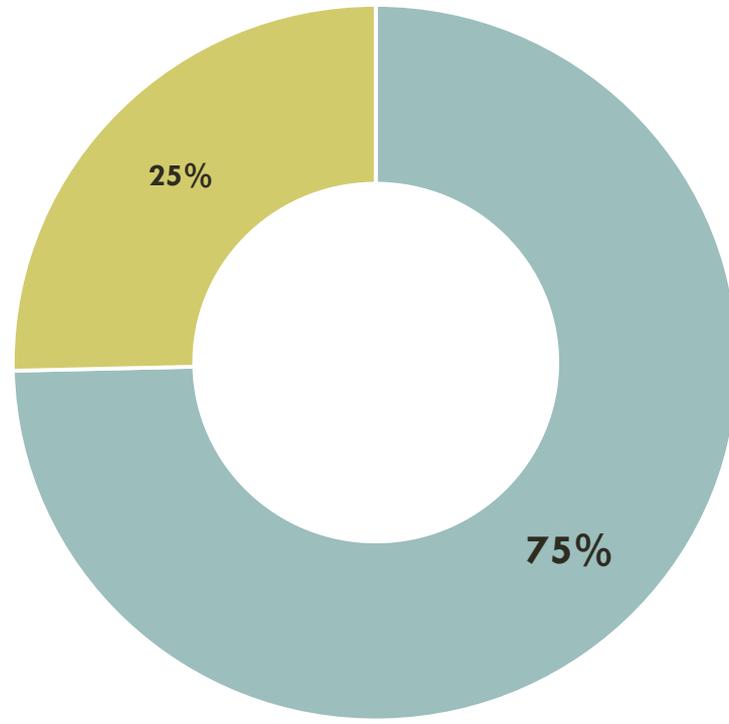
MAJORITY OF HOUSING UNITS
ARE **SINGLE-FAMILY HOUSES**

AND IS MIRRORED IN HOUSING TENURE

South West (SWAP) Subregion



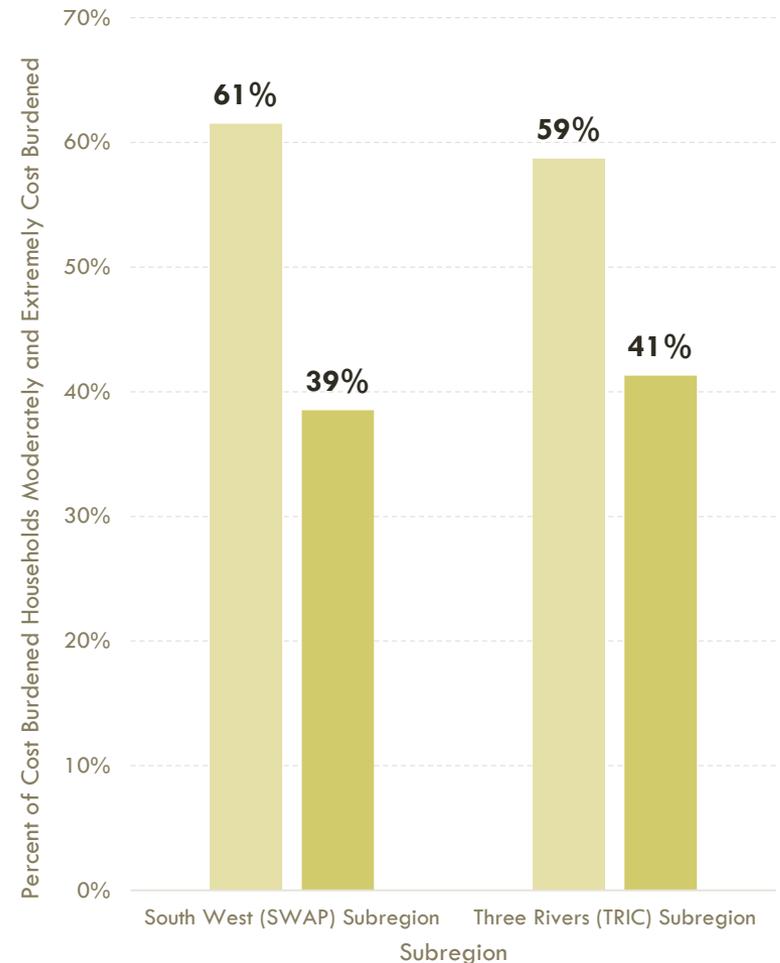
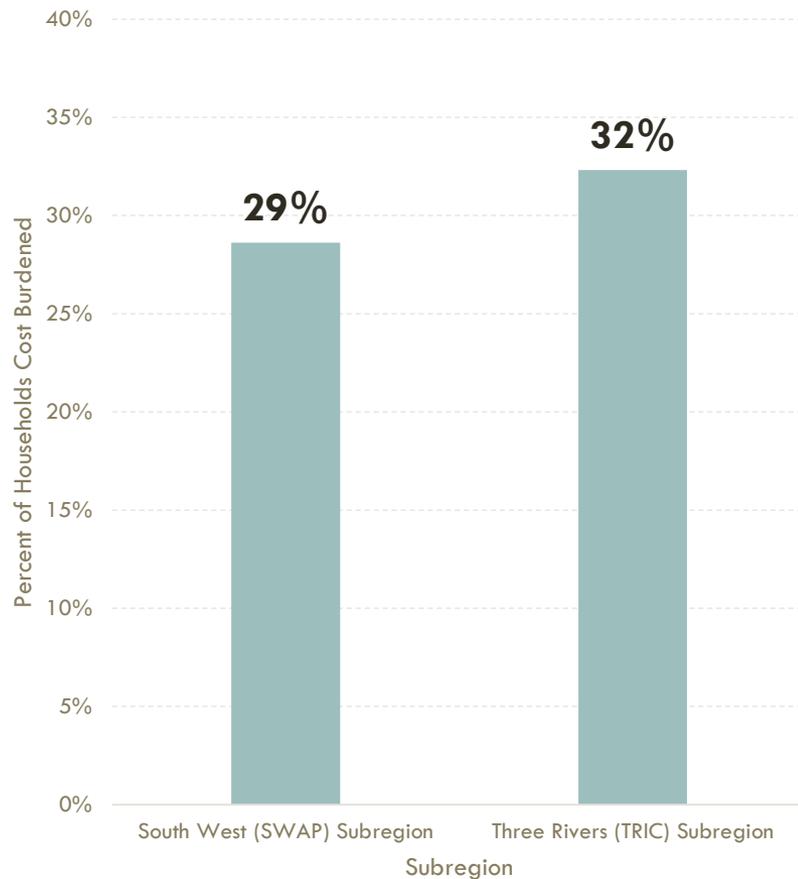
Three Rivers (TRIC) Subregion



■ Owner Households
■ Renter Households

**MAJORITY OF HOUSEHOLDS
OWN THEIR HOME**

HOUSING PRICES HAVE LEFT HOUSEHOLDS STRUGGLING



AND MAY BE PROHIBITIVE FOR SOME HOUSEHOLDS

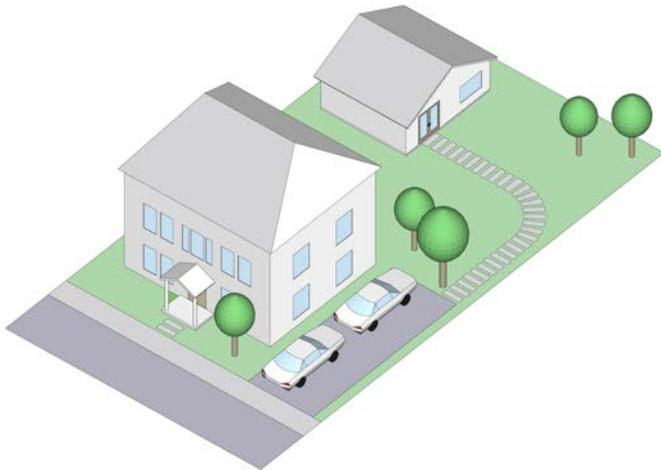


**LIVING LITTLE
TYPOLOGIES CAN
ALLOW 55+ AND
YOUNGER HOUSEHOLDS
TO STAY IN THEIR
COMMUNITIES.**

**HOW
LITTLE IS
LITTLE?**

LIVING LITTLE TYPOLOGIES

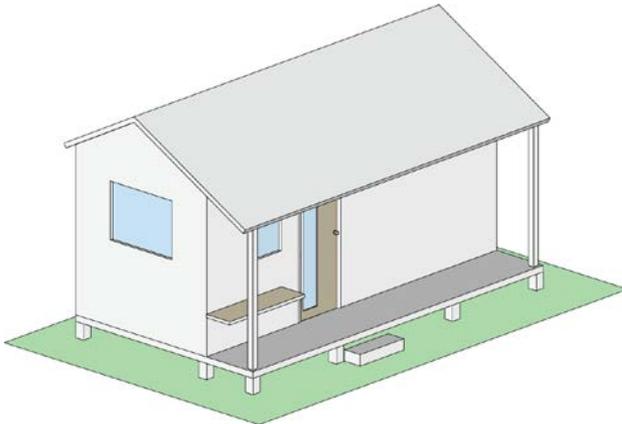
DETACHED ACCESSORY DWELLING UNITS



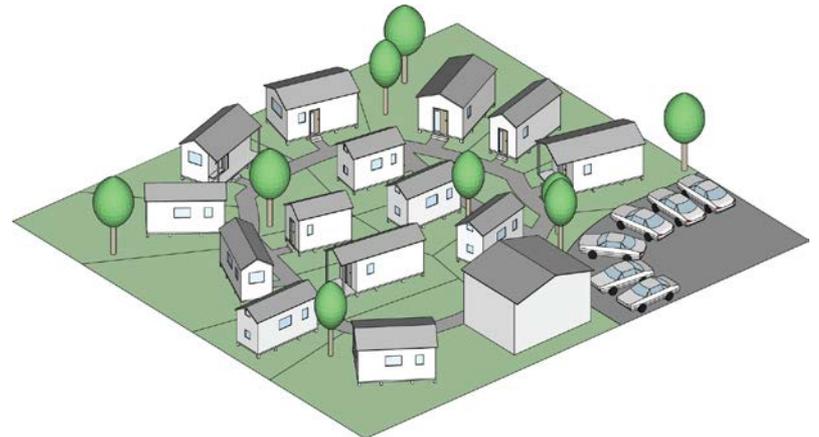
COTTAGE HOUSING DEVELOPMENTS



TINY HOUSES



TINY HOUSE VILLAGES



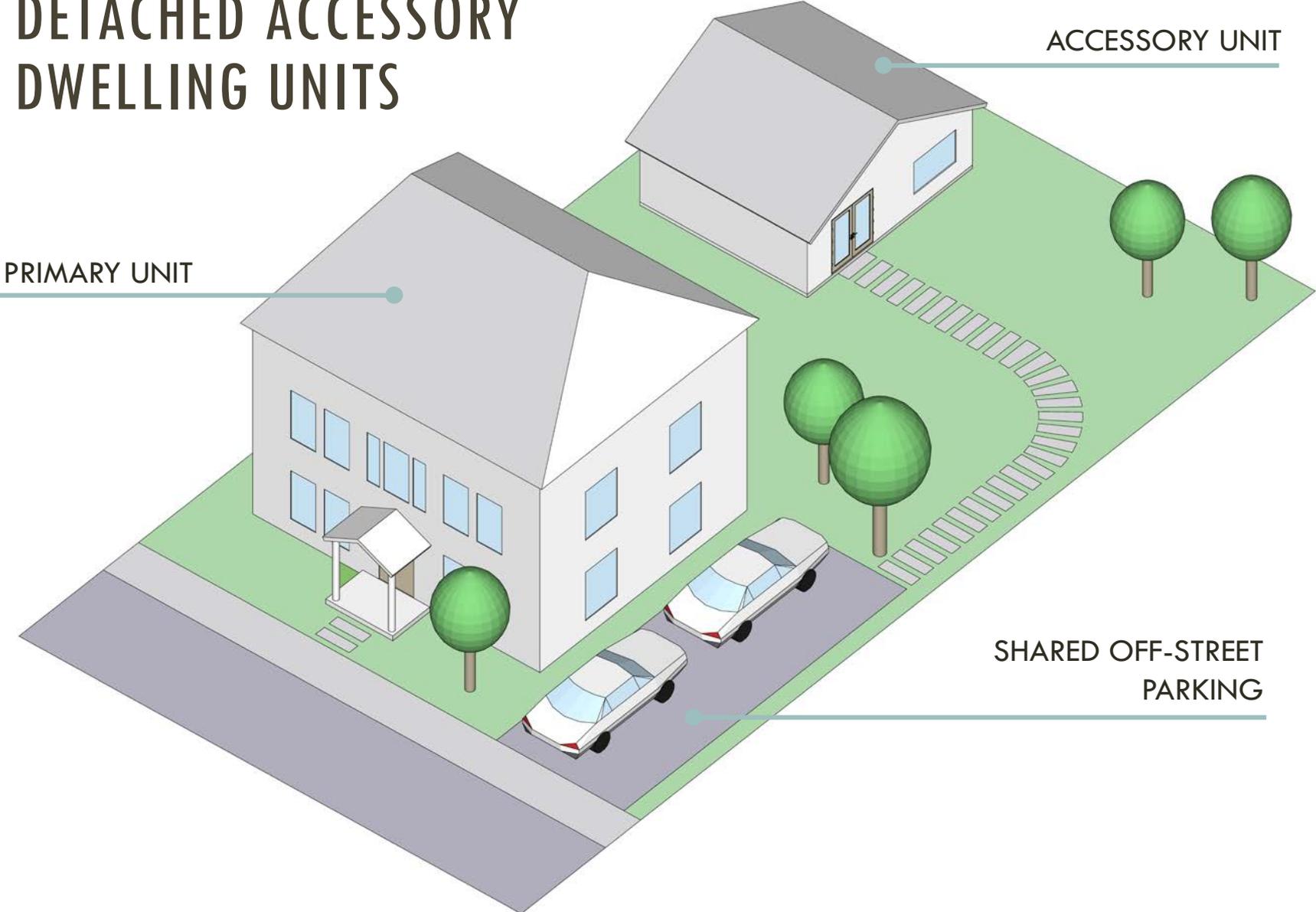
DETACHED ACCESSORY DWELLING UNITS

A secondary dwelling unit within the same lot as a larger primary unit

- Detached, attached, carved out, repurposed
- 500 – 1,200sf
- 1 to 2 floors
- 1 to 2 bedrooms
- Independent bathroom, kitchen and bedroom
- MA pioneers: Barnstable, Cambridge, Lexington, Newton, Orleans, Wellfleet



DETACHED ACCESSORY DWELLING UNITS



PRIMARY UNIT

ACCESSORY UNIT

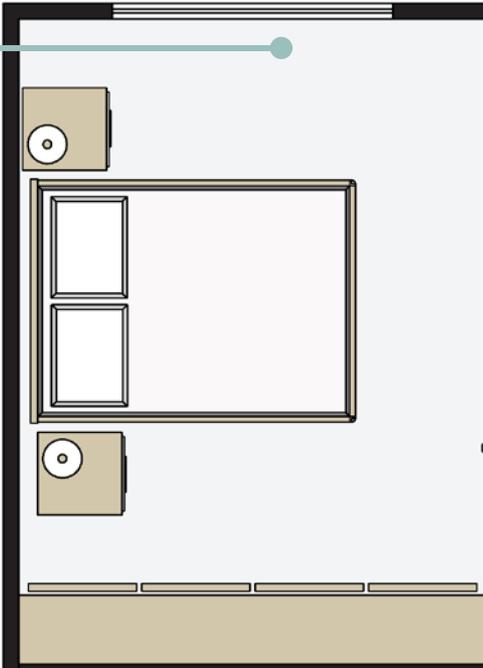
SHARED OFF-STREET
PARKING



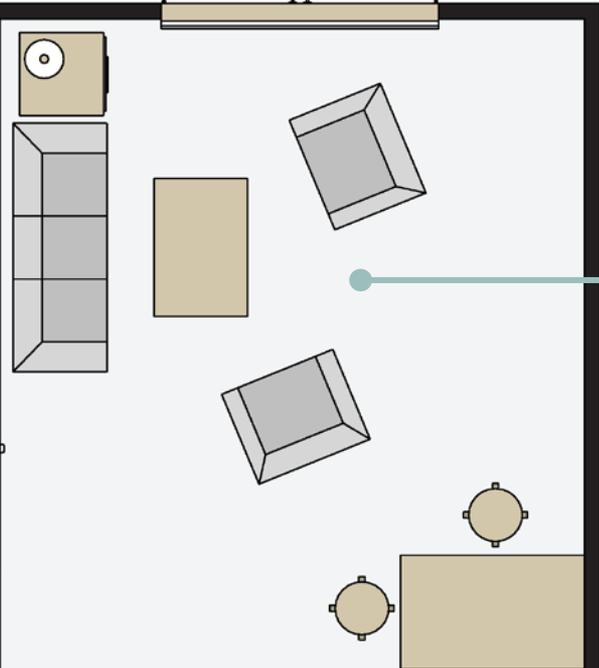
Propel Studio, Portland, OR

ONE-STORY LAYOUT

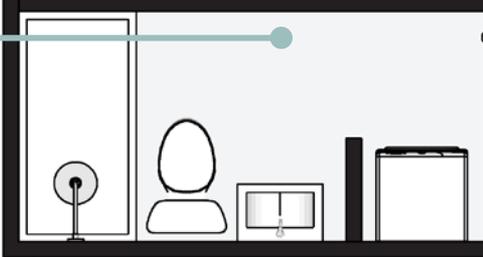
BEDROOM



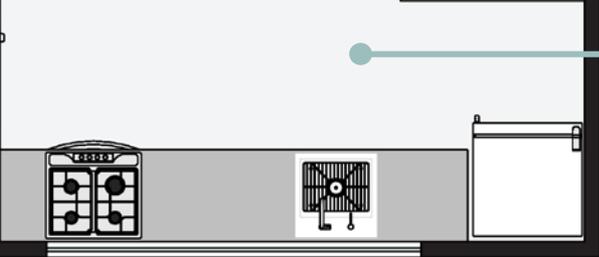
LIVING ROOM



BATHROOM



KITCHEN

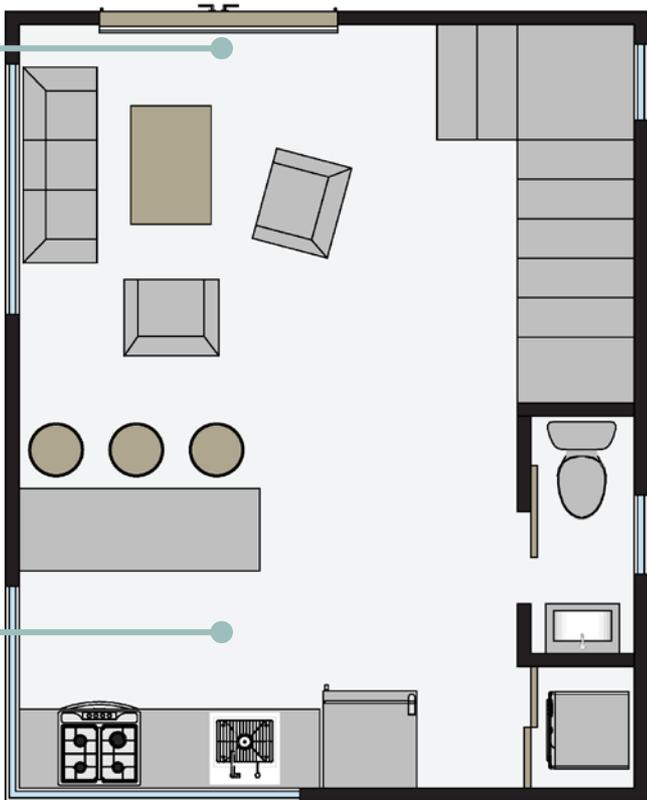




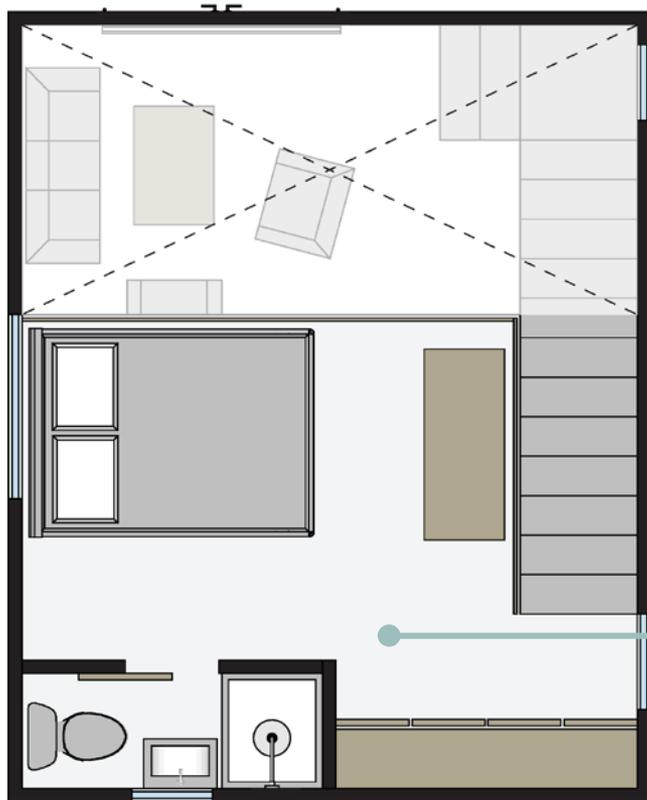
H&H, Portland, OR

TWO-STORY LAYOUT

LIVING ROOM



KITCHEN



BEDROOM



Propel Studio, Portland, OR

**PROGRESSIVE DADU
BYLAWS LIMIT
RESTRICTIONS ON
OCCUPANCY, RENT
AND PARKING**

PROGRESSIVE DADU BYLAWS

Municipality	Newton	Northampton	Lexington	Reading	Austin, TX	Portland, OR
By right or special permit	Special Permit	Special Permit	Special Permit	Special Permit	By Right	By Right
ADU size (max.)	250-1,200sf or 40% of DU	900sf	1,000sf	1,000sf or 33% of DU	1,100 or FAR of 0.15	800 or 75% of DU
Parking	No additional parking	1 additional parking space	No additional parking	1 additional parking space	1 additional parking space	No additional parking
Homeowner Occupancy	Homeowner occupancy in one DU	No policy	Homeowner occupancy in one DU, can be absent for 2 years	Homeowner occupancy in one DU	No policy	No policy
ADU Occupancy	ADU occupancy is tied to total allowed for a household	Max. 3 people in ADU	Max. 2 bedrooms	Max. 3 people in ADU, max. 2 bedrooms	No ADU occupancy policy	Total allowed for a household
Rental	Min. 30 day rental	No policy	No policy	No policy	STR for 30 days per year	STR are allowed

COTTAGE HOUSING DEVELOPMENTS

A pedestrian-friendly collection of one- to two-bedroom houses with shared green spaces

- 900 – 1,500sf
- 4 – 5 units per acre
- 1 to 2 floors
- 1 to 2 bedrooms
- Detached parking
- Private + shared open spaces
- Walkability
- MA pioneers: Concord, Dennis, Wayland, Weymouth



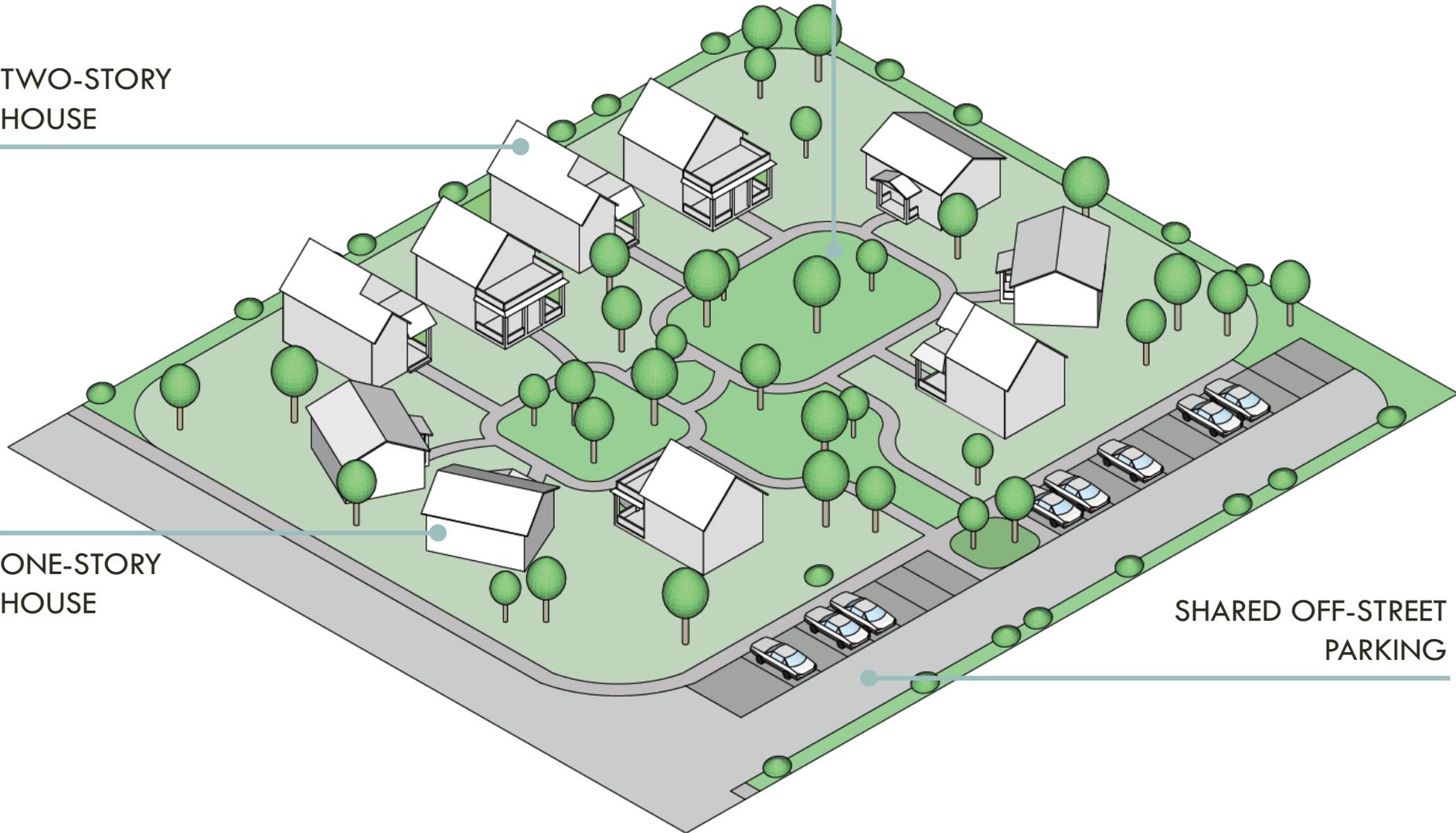
COTTAGE HOUSING DEVELOPMENTS

SHARED
GREEN SPACES

TWO-STORY
HOUSE

ONE-STORY
HOUSE

SHARED OFF-STREET
PARKING

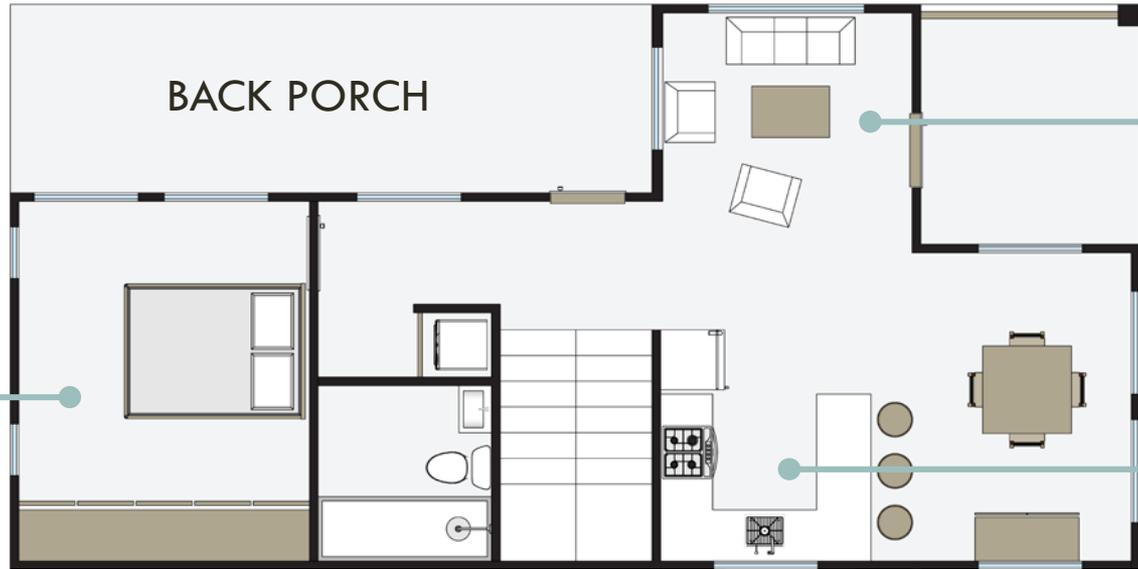




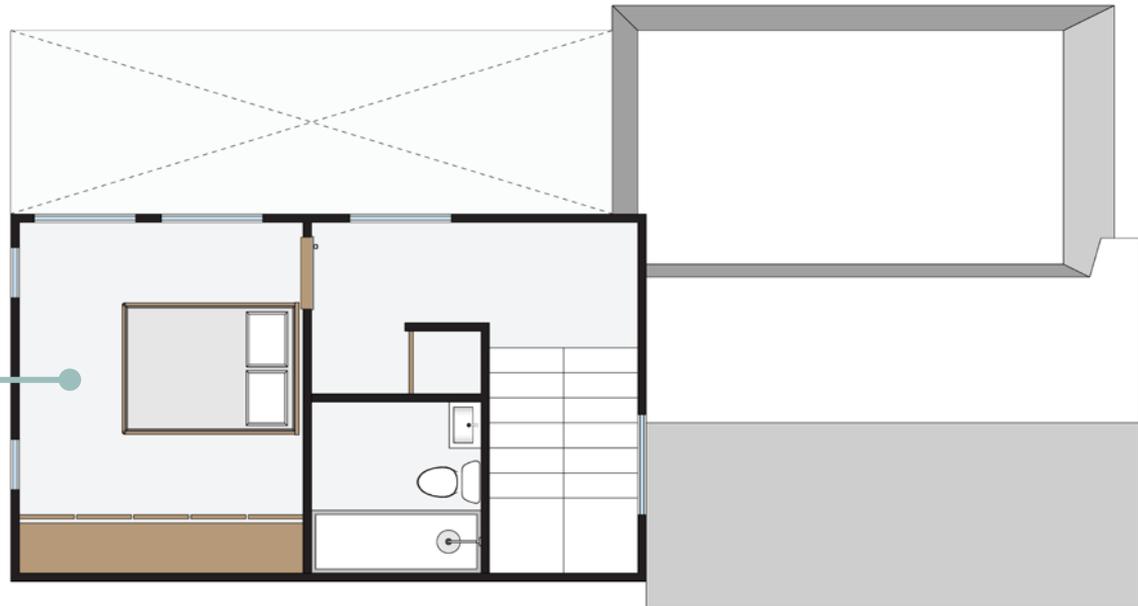
NOW, Concord, MA

TWO-STORY LAYOUT

BEDROOM



BEDROOM





Ross Chapin Architects, Shoreline, WA

**PROGRESSIVE COTTAGE
HOUSING BYLAWS ALLOW
GREATER DENSITY,
REDUCED PARKING, AND
A MIX OF UNIT TYPES**

PROGRESSIVE COTTAGE HOUSING BYLAWS

Municipality

By right or special permit

Lot Area

Building Area (max.)

Density

Design

Concord

Special Permit

Min. 4x the min. of underlying district

No policy

2x max. of underlying district

DUs should be clustered. Mix of # of BRs, prices, typologies

Dennis

By Right

5 acres

900sf

No policy

Landscaping + buffering along lot lines. Open deck.

Kirkland, WA

By Right

No policy

1,500sf

2x allowed for underlying zoning. Min. 4, max. 24 units

Covered porch min. 64sf

Langley, WA

Design review

0.3 acres

975sf or 1.5 area of 1st floor

1 DU per 2,904sf, 15 units per acre. Min. 4, max. 12 units

Subject to design review



Ross Chapin Architects, Seattle, WA

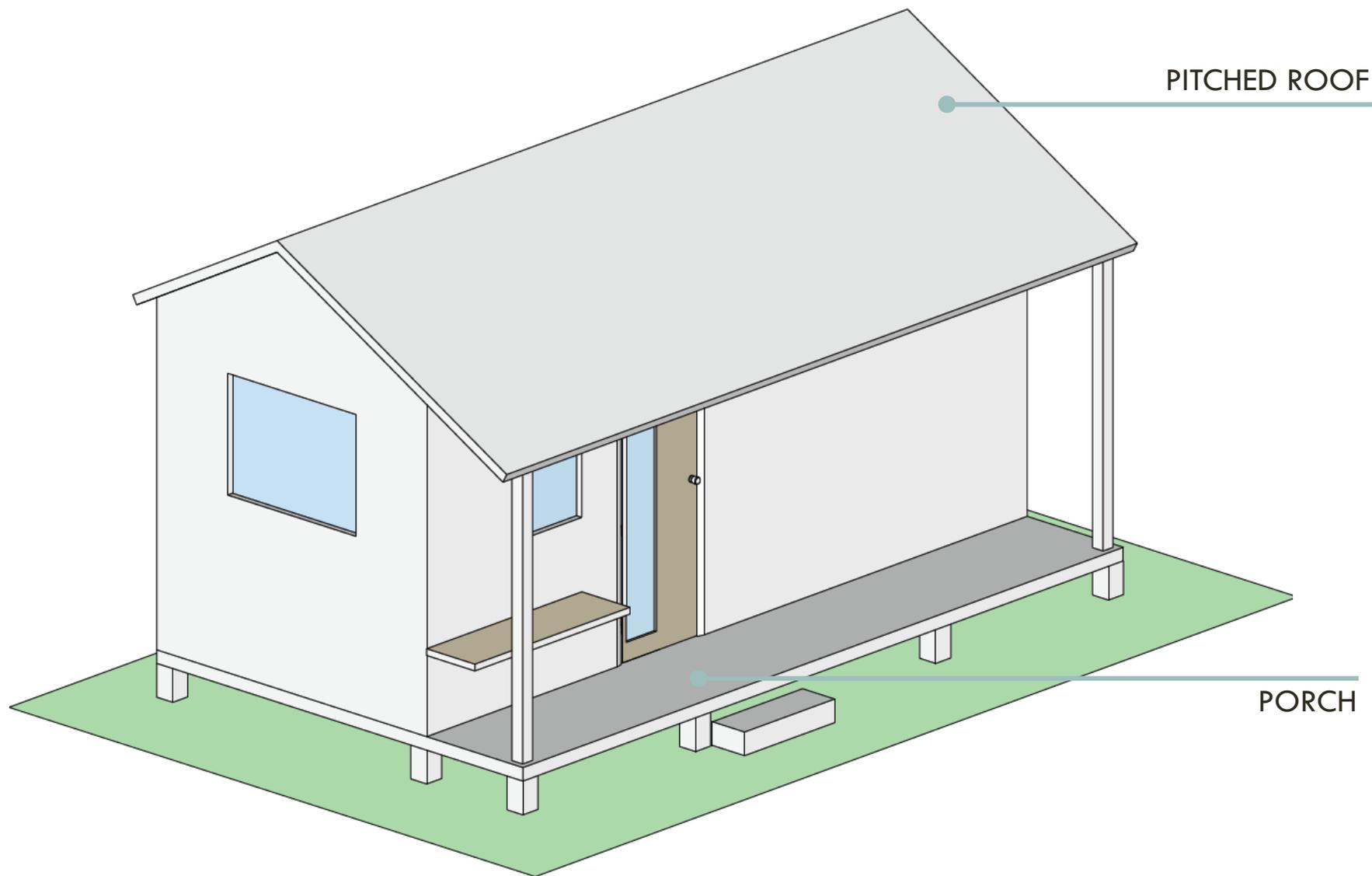
TINY HOUSES

A house smaller than 500sf, usually with a high pitched ceiling and a porch

- 100 - 500sf
- On or off wheels
- Permanent or transient
- Permitted as an RV or independent structure
- MA pioneers: Nantucket



TINY HOUSES



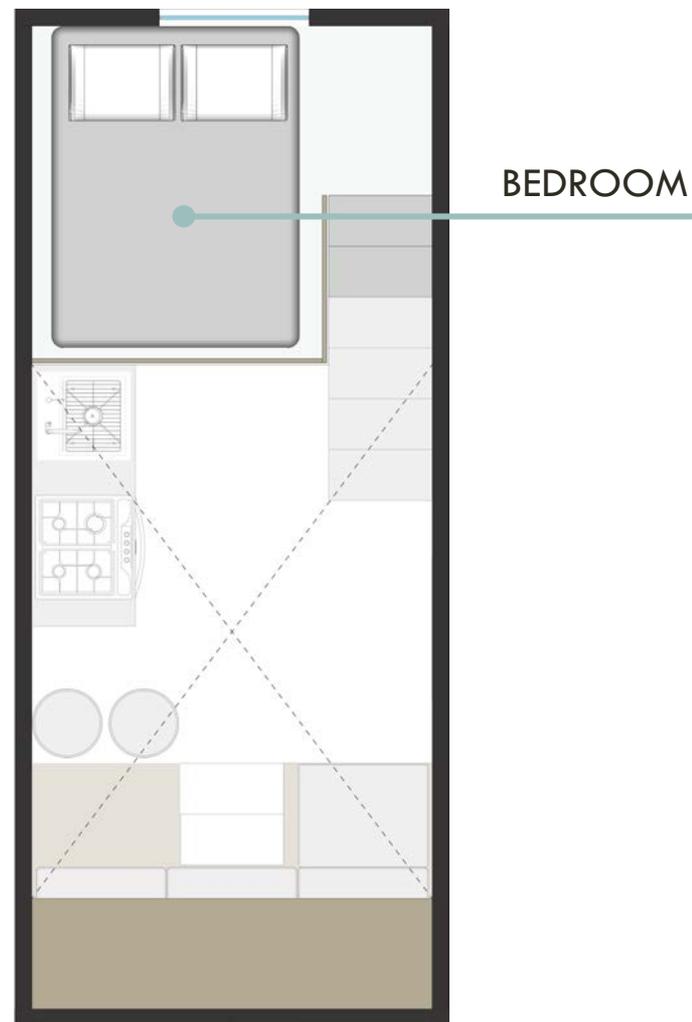
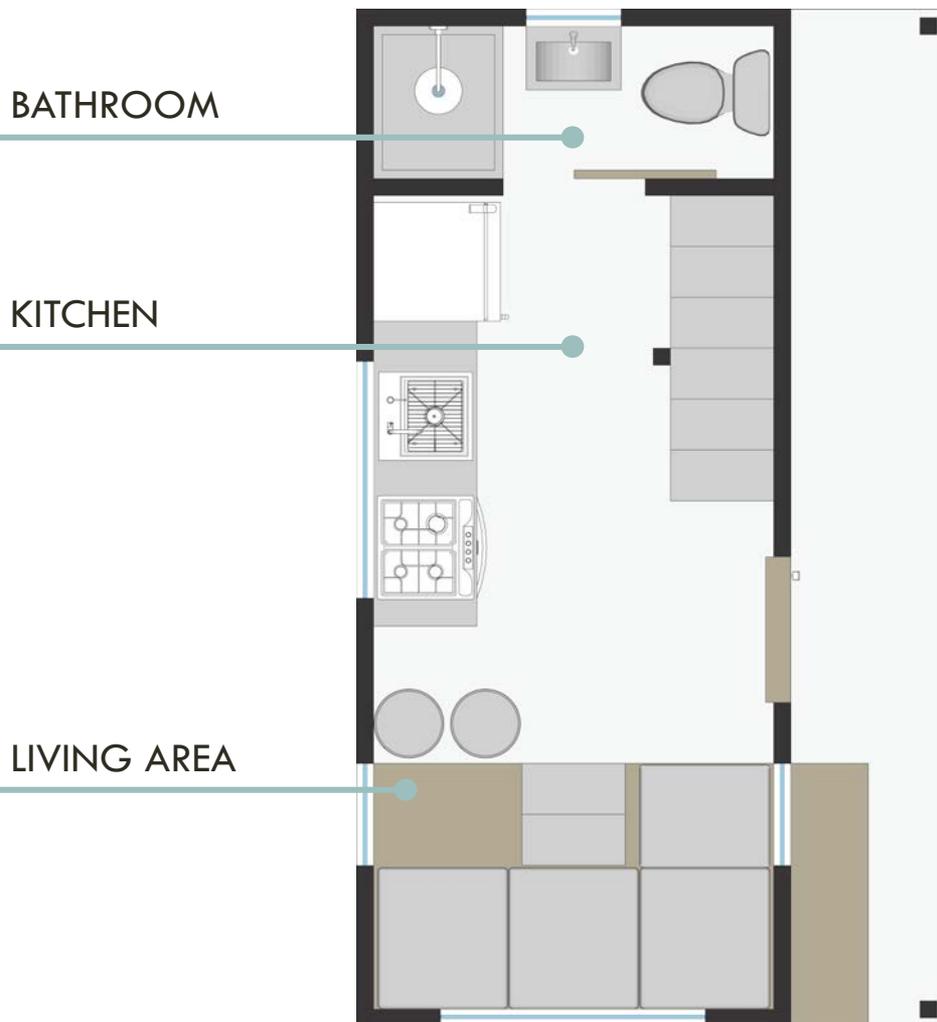


Tiny Heirloom, Tualatin, OR



Tiny Heirloom, Tualatin, OR

TWO-STORY LAYOUT





Tiny Heirloom, Tualatin, OR

TINY HOUSE

BYLAWS TEND TO

BE PROGRESSIVE

PROGRESSIVE TINY HOUSE BYLAWS

Municipality

By right or special permit

Building Area (max.)

Design

Foundation

Utilities

Nantucket

By Right in residential districts

Less than 500sf

No policy

Must be attached to a foundation if constructed on a trailer

No policy

Fresno, CA

By Right as Backyard Cottage

Less than 400sf

Design review, no windows facing neighboring lots

No policy

Mechanical equipment incorporated into structure, same address/utilities as primary DU

Spur, TX

Variance required in some districts

No policy

Required to be skirted

Must be on foundation with at least 6" of cement footing. Tiny houses on wheels must remove wheels/axles and tie down to foundation

Must be connected to city utilities, comply with structural codes

Oregon

No policy

Less than 600sf

No policy

No policy

Exemption of electrical service, water supply, min. room sizes and ceiling heights

TINY HOUSE VILLAGES

A collection of five or more tiny houses, usually clustered around a larger community building

- 100 – 1,000sf
- 10 – 200 units
- 1 to 2 floors
- Detached parking
- Private + shared open spaces
- Walkability

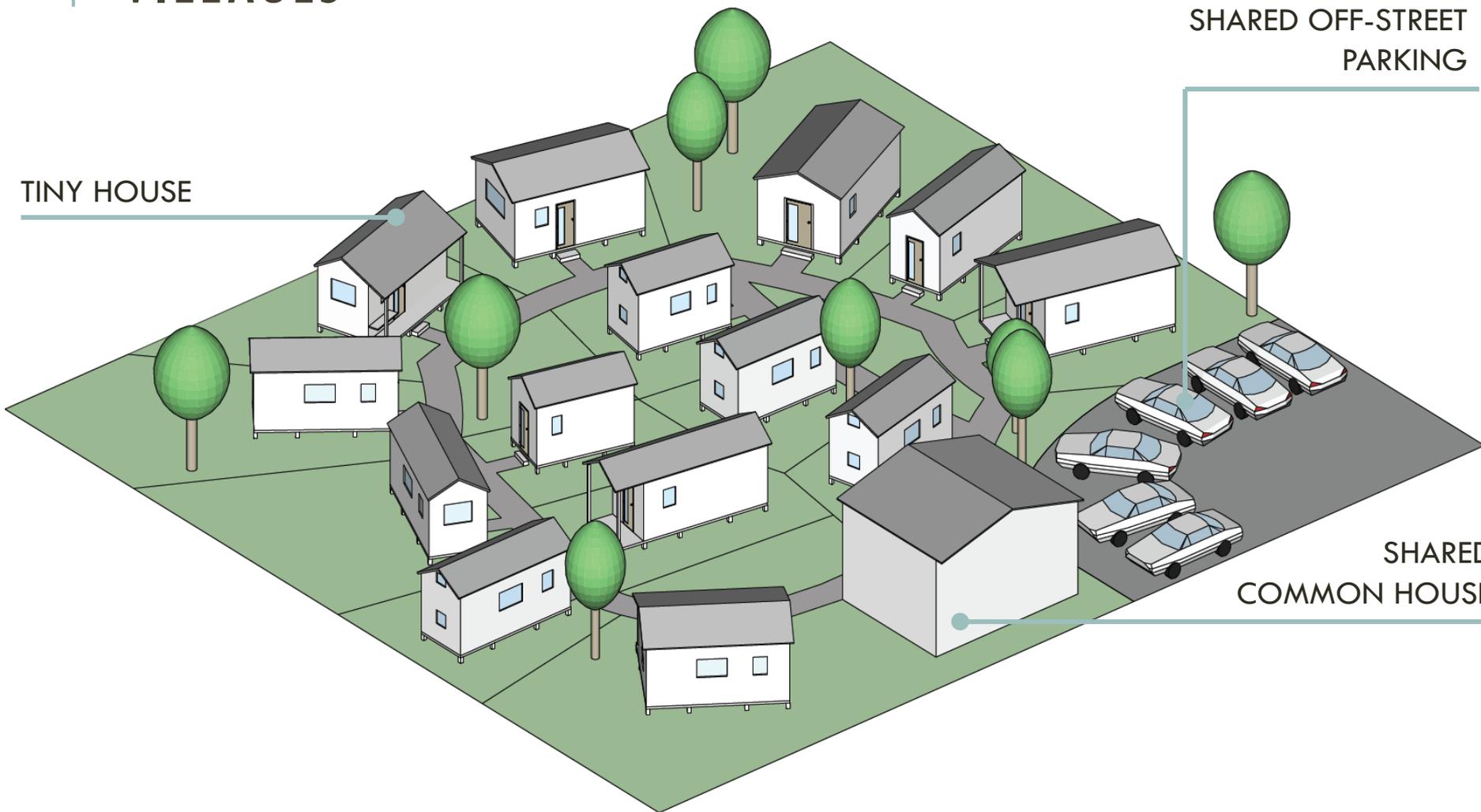


TINY HOUSE VILLAGES

TINY HOUSE

SHARED OFF-STREET
PARKING

SHARED
COMMON HOUSE



PROGRESSIVE TINY HOUSE VILLAGE BYLAWS

Municipality

By right or special permit

Building Area (max.)

Design

Common Spaces

Wheels Regulations

Rockledge, FL

NA

170sf for one occupant,
no less than 100sf for
each additional occupant

All homes must have front
and rear porches

Centralized common
area, 400sf per unit

Up to 25% of units may
be on wheels

Fresno, CA

Planned Development
Overlay required

170-1,100sf

Must adhere to district
design standards

NA

Tiny houses on wheels are
not permitted



Quixote Village, Olympia, WA

**WHAT ARE
THE
BARRIERS TO
LIVING
LITTLE?**

Newton urges residents to legalize accessory apartments

By Jonathan Dame / jdame@wickedlocal.com

Posted Dec 11, 2015 at 2:32 PM



Mayor Setti Warren recently asked aldermen to amend the zoning code to help expand the number of accessory apartments throughout the city, building on reforms from the last several years that have made permitting an accessory unit easier.

But city inspection officials are focused now on a different goal: getting those with existing – but unpermitted – accessory units to and legalize their dwellings.

estimate there are around 600 illegal apartments throughout the city. Some could never be allowed in the zoning code – but many are otherwise legal units that simply have never gone through permitting with the Regional Services Commissioner John Leish.

Sarah Hastings and her tiny house to leave Hadley after Town Meeting rejects bylaw amendment

Updated May 6, 2016 at 12:27 PM; Posted May 6, 2016 at 11:48 AM



66

Heritage Sands neighbors still at odds with developer



BUY PHOTO

HIDE CAPTION

The new Heritage Sands development rises where Grindell's trailer park once stood. - Wicked Local Photo By David Colantuono

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Mar 14 at 11:46 AM
- 4 6 facts about St. Patrick's Day...and that's no blarney!

By Caitlin Russell

Posted Jul 26, 2014 at 12:01 AM

POTENTIAL BARRIERS:



TOWN OFFICIALS

- Water + sewer connections
- Fees
- Traffic
- Permitting
- Building code
- Health code
- Fire safety



DEVELOPERS/HOMEOWNERS

- Zoning bylaws
- Permitting fees
- High construction costs
- Lack of lending programs
- Tax increases



COMMUNITY

- Impact on neighborhood
- Scale of development
- Traffic
- School children

**WHERE
THERE'S A
WILL,
THERE'S A
WAY!**

Accessory apartments now legal in Newton



To Spur New Housing, Mass. Gov. Baker Wants To Make Zoning Changes Easier

By COLIN A. YOUNG • JAN 31, 2018

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legal barrier" to municipalities by Ash sold Tuesday, Jan. 30.

Tiny houses are coming to Nantucket

Could the rest of Massachusetts be next?



'Pocket neighborhoods' try to craft the friendly feeling many areas have lost

BUYING NEW DEVELOPMENTS NEWS



Barnstable Planning Board OKs Sea Captains row; on to Town Council



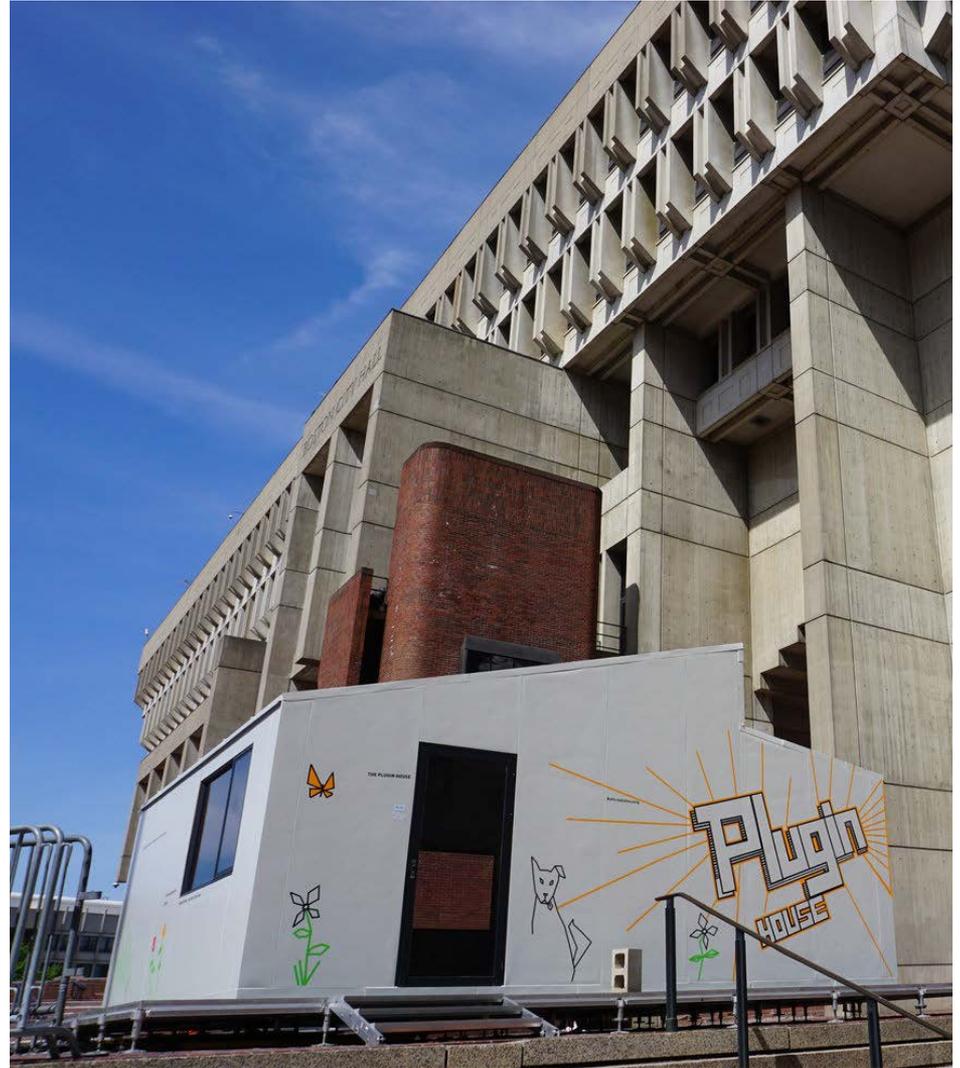
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- 2 Bonavita excited about coaching Barnstable baseball Mar 14 at 12:13 PM

COMMUNITIES AROUND MASSACHUSETTS ARE BEGINNING TO ALLOW LIVING LITTLE

CURRENT LIVING LITTLE INITIATIVES

- Boston's Housing Innovation Lab
Plugin House and Urban Housing
Unit (UHU)
- Tiny House Appendix in
International Residential Building
Code
- Build Small, Live Large 2017
national ADU conference in
Portland, OR
- 2018 Massachusetts Tiny House
Festival



Plugin House at Boston City Hall

POTENTIAL SWAP + TRIC LIVING LITTLE NEXT STEPS

- Collaborate on Cottage Housing Development bylaw
- Explore additional Living Little typologies such as micro units
- Demonstrate benefits of Living Little typologies to community members



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THANK YOU!