



ROAD READY



FLEXIBLE URBAN LIVING - PODS

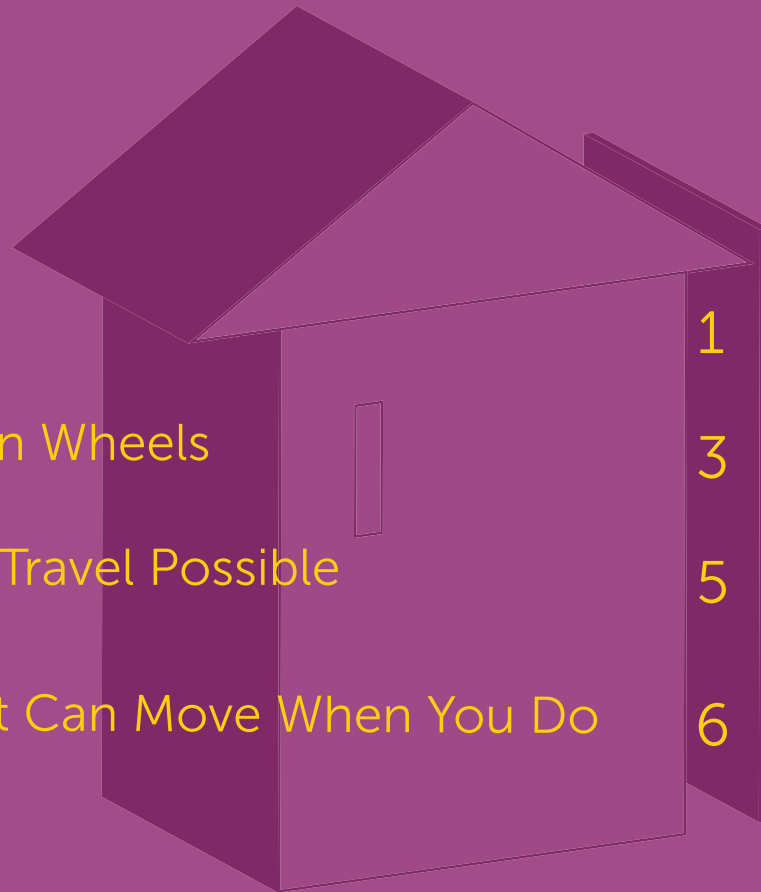


Modern Lifestyles



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HOME REDEFINED

Silver Spring resident Nina Patel writes about home design and housing, and contributes to Date Lab.

America is having a big love affair with tiny houses. There are television shows: “**Tiny House Nation**” and “**Tiny House Hunters**.” There are movies: “**Tiny: A Story About Living Small**” and “**Small Is Beautiful: A Tiny House Documentary**.” Pinterest has more than 900 boards devoted to tiny houses, and design web site Houzz showcases thousands of tiny- house photos. “Many Houzz readers have been fascinated by the idea of a portable home they can pay off quickly and personalize down to the smallest detail,” says editor Sheila Schmitz. And you know a concept has arrived when “Portlandia” skewers it: Check out the “**Microhouse**” episode.

Why are Americans, whose homes average about 2,200 square feet, so obsessed with tiny homes? Perhaps they are responding to the benefits tiny house owners cite: financial and emotional freedom, a greener lifestyle, and the satisfaction of building one’s own refuge.

The phrase “ ‘tiny house’ put a name to the movement that was already there,” says Thom Stanton, a tiny-home builder in West Virginia.

HGTV -Tiny House Nation



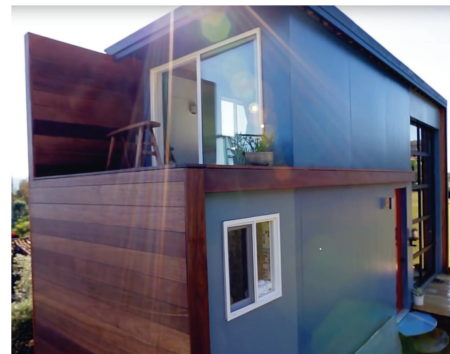
John Weisbarth



Surfers' Ocean View
Tiny House - Santa
Barbara California

“It’s a lot easier to live in a tiny house when you’re in a beautiful place, A version of this is the micro units in cities where the city itself becomes your living room and dining room.”

-Sarah Susanka, Architect



The loft was designed so Amber and Tommy can stand on the top step and have head room. There’s a patio beyond the bed for Santa Barbara ocean views

Stanton says two groups are fueling the movement: millennials, because their college loans have put traditional houses out of reach, and retiring baby boomers looking for affordable homes with minimal maintenance. Meanwhile, traditional homeowners are contributing to the trend by building tiny houses on their properties to shelter guests, family members or caregivers, or putting them on vacation land.

But there's one big drawback: Many municipalities haven't made room literally or legislatively for tiny residences. It's a challenge to find a place to park a tiny house if you don't own land. And they often fall into a legal limbo. "Tiny houses exist in sort of a legal gray area, neither explicitly allowed nor expressly forbidden," says tiny-home owner Jay Austin of Northeast Washington. Though the District recently banned "camping" in tiny-house-like structures, Austin says he has been told the provision is unenforceable.

In Maryland, tiny-house legality will likely be handled at the local level as a zoning or building code issue, according to Wiley Hall, acting communications director for the state's Department of Housing and Community Development. In Virginia, a home built on a foundation has to meet the Virginia Residential Code. But most tiny houses are built on wheeled platforms, and there are no code standards that govern recreational vehicles, says Amanda Pearson, public relations director for the Virginia Department of Housing and Community Development. To further complicate matters, placement on a property is determined by local zoning and land use regulations.

Sorting out these issues will be a crucial test for tiny-house dwellers, who recently formed the [American Tiny House Association](#). But the owners of the three homes that follow have already found big benefits.



LIVE A BIG LIFE. GO TINY.

AMERICAN TINY HOUSE ASSOCIATION

NEWS

From the home front: Tiny house auction, villages and student housing; multifunctional furniture

By Pat Jeffries, The Oregonian on April 03, 2012 at 5:28 AM, updated May 18, 2012 at 5:46 PM

The retirement cottage on wheels

Pasadena, Md., residents Greg and Renee Cantori have had a tiny house parked to the side of their 1,400-square-foot 1970s ranch home for three years, awaiting their retirement. The Cantoris, who believe in collecting life experiences rather than material things, have had long careers in the nonprofit sector. They added green features such as a composting toilet, gray-water garden, programmable thermostat and LED bulbs to their main residence. And Greg, 55, has been bike commuting on and off for 30 years, currently cycling 50 miles round trip for his job in Baltimore. Greg and Renee, 53, even opted against installing a dishwasher in their kitchen because they appreciated the family time the task provided as their two daughters were growing up. “Conveniences create isolation,” Greg Cantori says.

So it’s not surprising that the couple has chosen a post-career tiny-house lifestyle. “We will be doing things that we enjoy and spending time together doing it,” he says.

The Cantoris’ 238-square-foot tiny home sits a few hundred yards

from their 39-foot sailboat, which is docked on a creek that feeds into the Chesapeake Bay. After they retire, they plan to sell the main house and spend time on the boat and in the tiny house — a lifestyle Greg Cantori dubbed “surf ‘n’ turf.”



<https://www.washingtonpost.com/lifestyle/2015/06/23>

The Cantoris bought the \$19,500 house three years ago in preparation for the retirement plan, but also because they needed a guest-house and office. Greg and his brother towed the house from Ohio to Maryland, once parking in an Ace Hardware parking lot and returning to find a line of people waiting for a tour. The couple's land in West Virginia, where they will base the house, is within biking distance of a town for access to supplies, groceries and entertainment. If they move it, they'll tow it with a U-Haul truck.

A tiny house "becomes your launchpad," says Raleigh, N.C., architect Sarah Susanka, author of the "Not So Big House" series who promotes building homes that are small but higher quality. "It's a lot easier to live in a tiny house when you're in a beautiful place," she says. "A version of this is the micro units in cities where the city itself becomes your living room and dining room."

Many retirees travel the country in RVs, he says, but a tiny house "feels like a real house." The cottage-like blue house with white trim is a light-filled space with dormers and beadboard ceilings and walls.

It has a large loft that fits a queen-size bed and a smaller loft for a twin; Cantori split a stepladder in half to create rungs for each loft. On the main level, the house has a sitting area, kitchen and bathroom. The house has a shower/composting toilet on the far end. The original builder fitted it with a combo washer-dryer, but the Cantoris plan to remove it; they'll hand wash clothes or use a small manual washer. They also want to buy solar panels and a rain collection system.

Greg Cantori wants to find a place for these homes in society, and asked the executive director of Civic Works, a Baltimore nonprofit organization, to set up a project in which kids in its YouthBuild program would construct tiny houses. (Students of the Academy of Construction and Design, a trade school at Cardozo Education Campus in Northwest Washington, have been building a tiny house on a lot owned by Micro Showcase, a D.C.-based nonprofit that highlights micro building.) Cantori, who serves on the advisory council for the youth project in Baltimore, hopes to find a way to use the completed structures to house the homeless

5 TIPS FROM SMALL SPACE DWELLERS

- **Do your research to figure out the ideal kind of tiny house or apartment for you.**
- **De-clutter and keep only what you love.**
- **Invest in multi-functional furniture and accessories.**
- **Choose light colors.**
- **Install a wall bed.**



Leanna Garfield/Business Insider

Interior designer Jacqueline Schmidt, who lives in a tiny apartment in Brooklyn, advises using a white or light color palette. Schmidt is one of the designers of CARMEL PLACE, NEW YORK CITY'S FIRST OFFICIAL MICRO-APARTMENTS.

A home base that makes travel possible

For 26-year-old Jay Austin, who works for the U.S. Department of Housing and Urban Development, living in a 143-square-foot house isn't a political or philosophical move; it's practical. Though affordability was one reason he wanted to build a tiny house in 2012 (it cost about \$50,000 including materials and labor), there was an "element of financial freedom I didn't expect," he says.

Austin travels a lot, including a recent five-week trip to India. He uses unpaid leave, something he could not afford to do if he had rent or a mortgage. He also doesn't spend a lot on household items.

He downsized from his 700-square-foot studio. "Driving away felt for a few minutes like panic. That panic subsided after a few miles, then it felt really freeing." By the time he was done downsizing, it took only a few trips on his bicycle to move in.

"There is a trend in tiny-house design in which everything becomes miniaturized. I was more interested in a space that was small but not scaled down," Austin says. He prioritized the kitchen counter over clothing storage, extending the plywood countertop into the space that originally was going to be a four-foot closet.

Natural light was also important to Austin. "I put in five big windows and a huge skylight over the loft. I didn't want the house to feel tiny," he says.

The rustic and industrial house has charred western red cedar siding installed on the vertical. The small living room has bench seating on both sides with storage underneath. The kitchen countertop is butcher block with a matching table across the aisle. He stores his bicycle on brackets above a window.

The house was originally part of Boneyard Studios, a group of tiny homes in the Stronghold area of the District that broke apart in 2014. It is now parked at a friend's house in the Ivy City neighborhood.

Tiny-home living surprised Austin "by how not surprising it is," he says. "There's just less walking between different parts of the house."

"Still, some of the neighbors in Stronghold — where 1,800-square-foot renovated rowhouses sell for half a million dollars — are befuddled by the tiny-house movement, largely because they spent their lives trying to upsize."

<https://www.washingtonpost.com/lifestyle/style/home-squeezed-home-living-in-a-200-square-foot-space/2012/11/27/e1a02858-2f35-11e2-ac4a-33b8b>

Market Rate Rental Apts. in Stronghold, Washington, DC

Photos Street View

Verified 1 of 31

Contact Favorite Report Share

Studio	1 bed	2 beds
\$1,925+	\$1,681+	\$2,629+

Monroe Street Market
625 Monroe Street NE
Washington, DC 20017

Apartment for Rent

Apartments for Rent.com

A Modern Micro Home that Can Move When You Do



Meet Kasita: The Micro-Housing Start-Up That's About To Revolutionize Real Estate

PETER LANE TAYLOR

You can tell immediately that Jeff Wilson, the 42-year old founder of [Kasita](#), an Austin-based micro-housing start-up, has been courting venture capital. He has his sales pitch nailed— which is pretty impressive for a former university dean and professor who used to live in a dumpster.

When I ask Wilson what fundamental problem his company is solving he tells me without flinching: “Kasita is on the verge of disrupting the urban housing market in ways not seen in real estate and development in 150 years.” Wilson’s confidence may just be spot on. And perfectly timed.

Broadly speaking, Wilson’s Kasita falls into the architectural category of prefabricated micro housing, sharing common themes with the [tiny house movement](#) like surgically efficient use of interior space and small-scale affordability. Conceptually, Kasita is what you’d end up with if you crossbred a chic, modern [Airstream](#) with a [container house](#) and nested it inside of an [auto-mated parking garage](#).

In terms of mobility specifically, Kasita is a first of its kind. Wilson’s Model One prototype, which was recently unveiled at South By Southwest, is a sleek, simplistic glass-and-steel box that can get up and go when life says it’s time for a change. Each Kasita slides into an engineered steel exo-skeleton that can be built in under a week on any open lot in any city up to ten stories high (for now). If you need—or want—to move, your Kasita comes with you. Just power up your app, schedule your move from Austin to Chicago, and grab



Photos courtesy of KASITA

“A home you can afford. We believe you shouldn’t have to empty your bank account just to put a roof over your head. KASITA is an attainable housing solution for the 21st century.”

your duffle bag. A crane and a flatbed truck scheduled by Wilson’s team will take care of the rest. Packing? Forget about it.

“I literally tripped out of a dumpster onto the idea for Kasita,” Wilson recalls. “I was an IBM product manager back in the dot com years of the late 1990s and I decided to walk out into the California desert, bury my Rolex, and find something more meaningful to do with my life. I ended up becoming a professor and eventually moving into a dumpster”.

In early 2014, Wilson was an environmental studies professor and dean at Huston- Tillotson University in Austin when he decided to move into a 33-square foot dumpster for a year in an exercise in urban minimalism. While still teaching full-time, Wilson’s goal was to demonstrate that living small wasn’t “un-American”; it was precisely the opposite. Wilson’s decision to sell almost everything and downsize was more liberating than he ever could have imagined. Most importantly, it freed his mind to think.

Wilson’s other goal with Kasita was to build something that could be infinitely scalable for cities and developers that are struggling to provide attainable housing. The obvious targets are cities like San Francisco and Manhattan, where the whole concept of “reasonable housing” is a laughable economic oxymoron. Other markets include providing seasonal housing in ski towns, corporate campus housing for employees or interns (think Google), and housing for school districts who can’t attract new teachers due to high local rents. Wilson has already met with over two dozen mayors and Kasita “communities” are now in the works with developers in over a dozen US cities including



ct-mcmansions Chicago Tribune <https://www.google.com/>

‘Professor Dumpster’ kicking back at home. Courtesy of Kasita

Chicago, Houston, Brooklyn, San Francisco, San Diego, and Atlanta.

“It you really think about it,” Wilson says, recalling another one of his nights in the dumpster, “There’s been no disruption to the way we build or how we live for the last 150 years. There’s a zeitgeist now happening in how people look at this, and it’s tapping into other disruptive parts of the sharing economy like Uber and Lyft as well as companies like AirBNB. The kind of model that Kasita represents hasn’t even begun to tap into the changes occurring in the real estate and development space.”

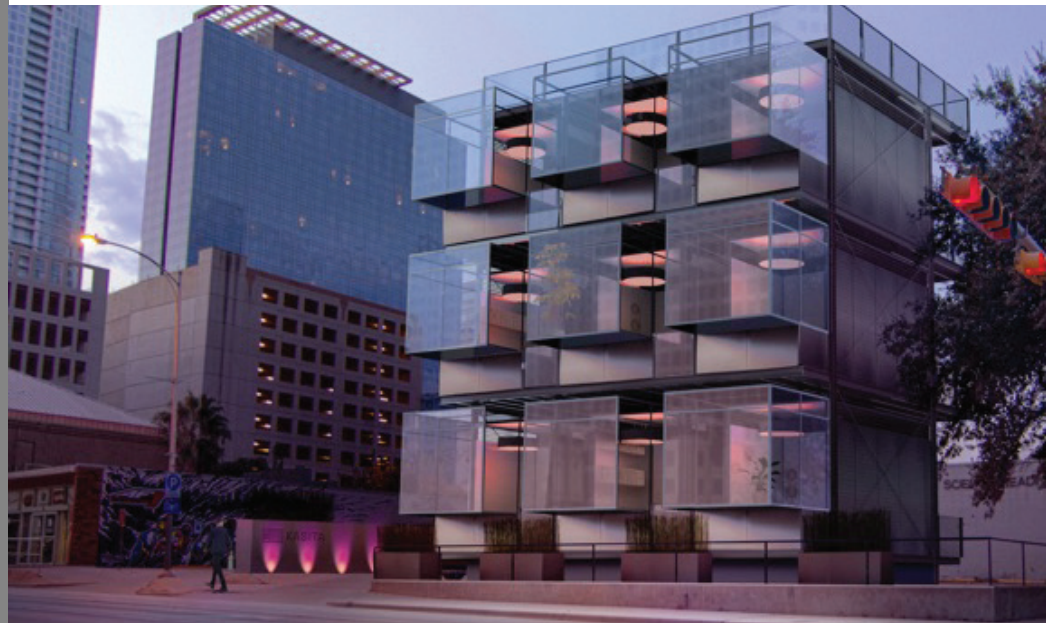
So what’s it cost to buy your own Kasita? Wilson is still keeping that under wraps until this fall when the first buyers can start putting down deposits.

“Let’s just put it this way,” Wilson tells me, “It’s somewhere between a nice and a very nice Tesla.” But remember we’re talking about your house here.

“The ideal zip code looks different for everyone. The KASITA can slide into urban racks or stand alone in your backyard. Your home adapts to you.”



KASITA



Photos courtesy of KASITA

KASITA FAQs

WHAT IS KASITA?

The KASITA is a smart, modern micro home designed to fit in the heart of the city or right in your backyard.

HOW CAN I LIVE IN A KASITA?

The KASITA adapts to your lifestyle. You can rent one. You can purchase your own and place it on your land. Or you can “park” it in a premium urban area via one of our patented rack systems.

HOW BIG IS THE KASITA?

The KASITA is over 300 square-feet with 10.5-Foot ceilings. High-end industrial design, giant floor-to-ceiling windows, and optimized storage make the home feels twice as big.

WHO IS KASITA FOR?

The KASITA is an ideal home for everyone from college students to urban professionals to single retirees who want to be close to community in the comfort of their own space.

WHAT'S INCLUDED IN A KASITA?

The KASITA is a complete home outfitted with all the latest amenities including central heat and cooling, a queen-sized bed, full shower, dual induction cooktop, microwave oven combo, washer/dryer combo, refrigerator, and the latest IoT technology.