

City of Smithville Tiny Home Report

August 28, 2019

Executive Summary

In total, 285 people completed this survey, which was open from July 22 to August 25, 2019. It had been posted on Facebook and Next Door, and paper copies were provided via the Smithville Public Library and at City Hall.

In summary:

- 86% were citizens of Smithville and/or property owners residing within City Limits (39 individuals said they do not reside in City Limits and one did not answer)
- 62% would be interested in attending a Tiny Home Public Forum
- 263 people responded to the question about the benefits of Tiny Homes
 - Overwhelmingly, AFFORDABILITY was the top answer
 - Other answers included Choice and Diversity of Housing Styles, Property Rights, Economic Development, Green Development
- 259 people responded to the question about the risks of Tiny Homes
 - Overwhelmingly, PROPERTY VALUES was the top answer
 - Other answers included Overcrowding, Quality of Life/Quality of Homes, and Commentaries on the “type” of people who may live in them
- In both of these responses, many people were concerned about code compliance and potentials for restrictions and ordinances
- 61% feel that Tiny Homes SHOULD be allowed in Smithville (14% were not sure, and 24% said they SHOULD NOT be allowed)
- 33% said that Tiny Homes should be allowed ANYWHERE in City Limits, followed by 31% who said that a special district should be created for them
- 43% said that the City should develop design/installation standards, and an additional 26% said that the City should adopt the International Residential Code for Tiny Homes
- 65% were in favor of allowing SMALLER homes (401-700 square feet) in Smithville
- Removing the 23 people who do not own a site-based house, 47% of people who own a site-based home WOULD NOT object to a Tiny Home located next door to them, while 42% WOULD object

Removing the 40 who did not say they are a city resident/property owner (based on some comments, several of these individuals may want to live in Smithville but would like to live in a Tiny Home):

- 60% say Tiny Homes (400+ sqft) SHOULD be allowed (26% say Tiny Homes SHOULD NOT be allowed and 14% say they do not know)
- 63% say Small Homes (401-700 sqft) SHOULD be allowed (23% say Small Homes SHOULD NOT be allowed, and 14% say they do not know)
- Of the people who also own site-based homes: 45% WOULD NOT OBJECT to a Tiny Home next door, 45% WOULD OBJECT, 10% were not sure
- 33% said Tiny Homes should be built anywhere within the Smithville City Limits and 31% said to create a special zoning district—all other location categories were under 14%; 20% said “I think Tiny Homes SHOULD NOT be allowed in Smithville” and 13% were not sure

All of the data and all of the comments are provided in the Appendix that follows.

Respectfully submitted by Jill Strube

APPENDIX

Complete Survey Responses City of Smithville Tiny Home Report August 28, 2019

We want to know what you think about Tiny Homes in Smithville

1. Are you a citizen of Smithville or property owner who resides within the city limits?

Answer Choices	Responses	
Yes	86.27%	245
No	13.73%	39
	Answered	284
	Skipped	1

2. Would you be interested in attending a Tiny Home Public Forum?

Answer Choices	Responses	
Yes	61.84%	175
No	38.16%	108
Your answers to the survey will be kept confidential, but if you are interested in attending a public forum, please provide your email address here to be contacted about upcoming details.		75
	Answered	283
	Skipped	2

3. In your opinion, what are the benefits of allowing Tiny Homes in Smithville?

Answered 263
Skipped 22

Responses

Affordability

1. A group of them might offer affordable housing and a sense of community to some of our residents
2. Additional affordable housing
3. Affordability
4. Affordability
5. Affordability
6. Affordability for people who are getting taxed out of the market.
7. Affordability, diversity
8. Affordable
9. Affordable
10. affordable , good use of smaller lots and or us of unused parts of large home sites
11. Affordable , less space for a bigger home, perfect for the elderly or one single member of a family, allow a tiny home to be out on exiting property.
12. Affordable and maintainable housing options
13. affordable for a starter house or a retiring/elderly person
14. Affordable homes; Homeowners should be allowed to choose the size of home they live in
15. Affordable housing

16. affordable housing
17. Affordable housing
18. Affordable housing
19. Affordable housing
20. Affordable housing
21. Affordable housing
22. Affordable housing
23. Affordable housing
24. Affordable housing
25. Affordable housing
26. Affordable housing, portability in instances where long term housing is not required.
27. Affordable housing and low impact on the environment
28. Affordable housing and much more visually appealing than apartments or duplexes
29. Affordable housing especially for the elderly and younger folks just starting out.
30. Affordable housing for 1st time buyers. Works well in so many towns, why not here.
31. Affordable housing for all age groups.
32. Affordable housing for low income. Secondary home for family, rental or airbnb's. Think it would have to be restrictive, just for the toilet waste alone. Many are not hooked up to septic or city.
33. Affordable housing for many
34. Affordable housing for more people
35. Affordable housing for people with limited financial resources, but who aspire to own their own home.
36. Affordable housing for seniors, singles, and young families
37. Affordable housing for service industry workers, more revenue generation for land owners. Win/Win!
38. Affordable housing for single people or 2 maximum.
39. Affordable housing for singles or couples who can adapt to a minimalist lifestyle.
40. Affordable housing for singles or the elderly.. property values put most traditional homes out of reach for the average citizen
41. Affordable housing for underprivileged human beings.
42. affordable housing for workers
43. Affordable housing in Smithville.
44. Affordable housing opportunity
45. Affordable housing option/ environmentally healthier
46. Affordable housing options.
47. Affordable housing!!!
48. Affordable housing, cute, a way to live comfortably for many.
49. Affordable housing, increase the amount of residents
50. Affordable housing, smaller development footprints, in-law dwelling units
51. Affordable housing.
52. Affordable living
53. Affordable option to standard housing
54. Affordable options, less environmental footprint
55. Affordable places to live, feasible for income generation, realistically can be supported with city utilities
56. Affordable, eco-friendly housing that are easier to maintain and care for. They would be great for singles, or those on fixed incomes!
57. Affordable, low impact housing
58. Allow for more affordable housing options, especially to younger or senior individuals, and growth of the local economy.
59. Allow workers to afford to live here
60. Allowing people an affordable place to live.
61. Allowing people to afford having a little land and a home to put on it, but still affordable.

62. Although many are priced the same as small regularly sized homes, I think they can be built to be more affordable for low income individuals or small families. A community of small homes could provide housing for several people on less space.
63. Another young singles and elders a financial option for home ownership
64. Be Affordable: Since we do not have homes for retired people or for low income people, we need the small homes and for young couples and single people.
65. Can buy one
66. Cheaper place to live. However if they had to purchase a lot(if they found one) it could easily cost \$30-45K and by the time they pay for a tiny home (50K and up) they would have a bunch of money invested.
67. Environmentally friendly homes, affordable homes
68. Extra income and additional guest room. Also, availability to have a "pool house" effect
69. Financial ability to have a nicer built home and maintain it. Lower utility bills. People can start their journey in the home owner market - first time home-buyers. Can create communities with green space. More citizens.
70. Financial and maintenance
71. For myself others it would be an easier step toward homeownership. Low cost to build, low cost to maintain, easier to clean as I age. The benefit to the city would be in helping its citizens that want it have the kind of dream home we desire. It is the wave of the future.
72. For some individuals, the only way they might be able to own a home.
73. Give low income individuals an affordable option to get started on their own without having to rent. Also, minimizing carbon footprints is always good. Besides the financial advantages of having a smaller house to maintain, tiny houses often attract environmentally and socially conscious people who will care about our town and contribute to its well-being.
74. Help the homeless and low/fixed income families.
75. Helps those who cannot afford larger homes
76. Hopefully they would be affordable, especially for a single dweller to get back on their feet, or an older person
77. Housing affordability, better fit with different markets, appeal to more diverse population, quaintness of floor plans and the look of many tiny home models, diversity of housing stock
78. Housing for low incomes.
79. Housing those who may otherwise not be able to afford other housing options. However I feel as though a tax credit multifamily complex would be more beneficial
80. I think it would provide affordable housing only if it was limited to a park with restrictions
81. I think you're great for the single or elderly and much more affordable
82. IF affordable they might be helpful/a benefit to those on limited incomes...And/or widows/widowers.
83. Increased affordable housing for young professionals, like teachers we could use at SISD.
84. It allows for affordability. It also allows for more green space in the community.
85. It helps families who can't afford the price of a regular home
86. It provides affordable housing
87. It would allow for affordable residences to be available to young fresh career people who would bring their talents and spending needs to Smithville.
88. It would allow for more folks to enjoy the benefits of living in town and perhaps not limited to outside the city limits.
89. It would be cheaper
90. It would be great for single people to find a small place to rent, especially for new teachers.
91. It would help provide housing for those whom are unable to afford 1000. In rent monthly.
92. Keeping Smithville affordable
93. Less expensive housing, smaller footprint, lower utility costs
94. Less expensive housing.

95. Less expensive than full side house and still have the home like feeling. Yet sturdier than a RV. Great place for elderly to live and still have a feeling of privacy.
96. Lots of older people live in Smithville. Smaller spaces means smaller utility bills. Social security, Medicaid, and food stamps are getting cut. The break on costs would be nice...
97. Low cost housing and revenue into local businesses.
98. Lower Expenses - costs a lot less to build than a full-sized one and Lower energy use
99. Lower rent and other costs associated with living here. You might be able to keep some of the "singles" that move away unable to purchase or rent a full size home.
100. Lowered cost of ownership helping first time home buyers
101. May allow someone to avoid being homeless. May allow for some to have a nicer place without the high cost.
102. May provide housing for those whom are homeless or cannot afford a regular house. It could prevent the homeless from staying out in the street, or camped somewhere else not safe, for them or the public.
103. Maybe slightly more affordable for people
104. Might help low income people
105. More affordable and efficient housing alternatives.
106. More affordable housing
107. More affordable housing for singles and small families.
108. More affordable housing in an area that lacks it greatly. People can't afford to live here with jobs here so if you want to keep people here allow them to live as they see fit.
109. More affordable housing is always a good thing.
110. More affordable housing. Eco-friendly housing.
111. More affordable housing. Less utility usage.
112. Much needed housing for teachers, 1st responders and other people as well.
113. Older individuals or single people find tiny homes to be an affordable option.
114. One benefits of allowing Tiny Homes is home ownership at an affordable price.
115. People can afford to buy a house
116. People with low income may can afford it& cheaper than renting
117. Potentially lower cost housing depending on location of land
118. Property use and affordability
119. Provide rent income to current residents, short term or long term.
120. Providing affordable but pleasant home options whether bought or rented.
121. Small affordable homes for new home owners to afford, to make into rentals or for parents that need to live closer to family.
122. Smaller living spaces are more affordable and desirable for many.
123. Smaller living will continue to grow esp. among the younger. Tiny Houses afford many a real and permanent home turning renters into owners at a lower buy in than traditional home ownership.
124. There is a great need for affordable housing in the area.
125. There is no affordable housing in Smithville. Tiny Homes are an affordable way to put people into homes that would not otherwise be able to do so.
126. They are a form of affordable housing which we desperately need, they don't have a large carbon-footprint, they promote community-oriented living, and they can actually add to the charm of our neighborhoods.
127. They are an excellent way to house lower income people and allow them to own a home, reduce building costs and carbon footprint. I have been a tiny house advocate for over a decade, I think this is a smart move on the city's part.
128. They are nice, sufficient space, economical and environmentally responsible in these days of unreachable taxes and property costs.
129. They can provide affordable housing to fixed and lower income citizens. Many homes in Smithville would be classified as "tiny" based on the 400 square feet rule.

130. Tiny Homes allow people who cannot afford to buy a “regular” priced home to buy a home. This can be for the purposes of transitioning or as a permanent dwelling.
131. Tiny homes are generally more economical and could allow for low income individuals to afford housing. Local business owners can make a profit from several of these homes on their property.
132. Tiny homes can offer affordable, efficient and interesting
133. Tiny homes could facilitate greater access to affordable housing, and could provide additional temporary lodging facilities, such as cottage rentals, AirBnB, etc., to house more tourism-based visitors.
134. Tiny homes offer affordable, energy efficient living options to those who would otherwise be left homeless or housepoor.
135. Tiny homes offer an affordable quality alternative for home ownership. Further, when tiny homes are placed together, they create a meaningful community where neighbors interact and know each other.
136. Tiny houses are perfect, I think, for single adults or couples who are on a limited budget. I would love to see a tiny house neighborhood, something like the RVICS property... a circle drive with tiny houses around the outside and a communal space in the center for a garden and a gathering area/club house with laundry facilities. It would be a lovely environment for elderly/lower income folks.
137. To add to available low cost housing. Perhaps to allow one's family member to have modest housing adjacent to their own, without living under the same roof.
138. would provide more affordable, energy efficient housing
139. Young people can probably afford one
140. Younger folks just don't accumulate as much as older folks. More affordable.

Choice/Diversity of Housing Stock

1. Additional housing
2. Another option for living space
3. As I am looking at moving to Smithville, a tiny home is an option I have been considering as I have noted many open lots and teardowns in the area I am considering. A tiny home is a good option for me as building the home I want is still a few years away for me & I would like to be living in Smithville ASAP. Once I build my ideal home I could use the tiny home for a workspace (I am in the wellness industry) and this idea really appeals to me.
4. As long as there is some type of guidelines they have to follow as far as appearance, someone should be able to have whatever size home they want.
5. Cute
6. Diversity
7. Diversity, unusual, up and coming concept.
8. Flexible housing for growing families, also granny flats. Affordable housing for service industry workers, laborers.
9. Freedom of choice, more cost options for living jobs here in town don't cover property ownership. Might give more opportunities to own property.
10. Freedom. Community. Enrichment
11. Good alternative housing option
12. Having tiny homes allows for more outdoor living space (yards and gardens) as well as more space for other buildings: garages, storage buildings, home offices outside yet near the home, and extra dwellings for family members or extra income.
13. Housing diversity; Artist living; Service industry housing
14. I really don't think that the design and size will be an asset to the town
15. If a citizen in the community pays taxes who cares if they live in a tiny home
16. I'm in favor of lower income housing options, as long as design standards are high and they aren't allowed in the historic and business districts
17. Instead of using the land to put up a neighborhood, as I believe Smithville is meant to be a cozy small town, you could put up a Tiny Home Park and have a "classy" rv park in Smithville. I know my husband

being from Smithville only wants a house on the river and the struggle to find that is hard. I feel like a tiny home park by the river would be very nice.

18. It can provide more housing stock for lower income people, if done properly. Quality design is critical.
19. It gives people additional opportunities to allow family members to live with them. Also home owners can have affordable, flexible housing on their land.
20. It increases options for new home owners and for retirees
21. It would allow families to provide in-home care for elderly parents/family members with disabilities, especially those with a small home like mine (two bed/one bath). Or, in the case of fire or other disaster, it would provide an affordable option rather than having to rebuild or relocate.
22. It would provide housing for some that may not need a huge house, as elderly, and single people.
23. My widowed mom moved a tiny home on to our Bastrop County property for her residence. This was a great thing for our family. She had her privacy, but was nearby so that we could help her in her declining years. She wouldn't have been able to afford a larger place of her own. The tiny home on our property is attractive and well-built and does not detract from the neighborhood.
24. Newer construction. Good price option
25. Option to have caregiver live on premises...option for mother in law suite...
26. Smithville could have a viable solution to our housing problem by allowing tiny houses. Additionally, tiny houses could provide temporary guest quarters for homeowners who do not have guest rooms. Rental owners might be able to put more units on their properties if they were allowed to use tiny houses.
27. They have a smaller environmental footprint, using fewer resources. They offer a chance at home ownership for a wider cross section of our community.
28. We need housing diversity.
29. Would provide housing for those who do not want a large house and don't want to live in an apartment

Green Choice

1. Energy efficiency.
2. They are green! Less environmental impact!
3. It will allow people to live with a smaller footprint and more efficient lifestyle.
4. Being a progressive and ecologically sound community.
5. Better density, smarter living

Economic Development/Property Rights

1. Bring in more business
2. Economical housing, affording more spending at local stores and boosting the local economy.
3. Grows population. Provides more B&B space. Provides residences with a workspace and/or guest house on their lot. With each more people will be in Smithville spending their money increasing property and sales tax receipts and enhancing the local economy.
4. More revenue for local businesses
5. Only as short term rentals for HOT tax revenue
6. Smithville is slowly becoming a ghost town. There is not a store that sells clothing besides \$\$General. Not a big selection nor dress clothes. If we ban tiny homes I feel it will make Smithville a lot less appealing to someone getting out of the city. A retiree could live in a tiny home and it be affordable versus renting, moving to an apartment that is government funded. City could make an area approved for tiny homes. A tiny home would look funny on Charleston Blvd it in river chase.....
7. The owners would pay taxes to Smithville and buy products in Smithville which are also taxed.
8. They allow our community to grow. Possibly allows an elderly parent to have their own space on family members' property.
9. I have no opinion on the matter. We should stop telling people what they are, or are not allowed to have. Everyone pays taxes.
10. It is the benefit to the home owner, not me.

11. Respect for property rights
12. It would benefit people who want them. Can't see any other benefits other than that but it's enough for me.

Several Benefits Listed/Generally Positive

1. -Caring for our elderly; -affordability; -community building
2. Sustainable. Affordable. Easily maintained.
3. The To Go Solution For Affordable Housing; It can boost the economy of your town; Excites Youth About Future Work Trades; Great project for your high school; Solution For Seniors, Homeless And Veterans; Mortgage Free Housing For Some; Unites Communities And Fosters Relationships; Brings Back Mentor Ship Passing On Wisdom Of The Ages
4. add more square footage for homeowner, like an extra bedroom or bath for kids or mother-in-law, add property value, provide income for a temp renter or BnB
5. Benefits to the environment, brings in taxes, add a unique element to the city and provide affordable housing... These are just a few
6. Ease housing needs; income source for property owners; highest best use of unused space; they're cute!! In keeping with our town!
7. I think there are many great benefits to allowing Tiny Homes in Smithville. First, providing homes for the storage currently in the town. Second, providing affordable housing. Third, the ability to provide multiple house on a single lot.
8. I think tiny homes are great. They are great assets for elderly parents who may want to live close by or a single couple who doesn't want a huge house payment. They are cute and bring charter in my opinion.
9. Giving citizens a place to live
10. I love tiny homes. Very interested in being in one
11. I think they would look nice in our community.
12. Most definitely! I live in one. It's awesome!!!

Not Sure/No Opinion

1. I have mixed feelings about it
2. Not sure
3. I don't care
4. I have no opinion either way

Generally Negative

1. Anything is better than a mobile home.
2. Because they would piss off our foolish city manager. And it would show him that he should open his tiny little mind.
3. I don't know if there are any. I would say it would be inexpensive housing for people but I've seen the prices of a nice Tiny House. I could see people cramming them into their yards to make Air BnB's
4. Can't fit much in one
5. While they can be affordable options for housing, do tiny home fit the aesthetic of Smithville? I say no.

No Benefits

1. 000
2. Absolutely nothing. They will eventually lower the property value of regular homes
3. I don't believe that tiny homes should be allowed, unless it would be in a mobile home park.
4. I don't see any benefits.
5. I see no benefits except the tiny home is a mobile home. I do not want them around my house or property. I would prefer McDonald, HEB and even a Walmart. WOULD HELP.....
6. I'm not certain there are benefits in allowing Tiny Homes in Smithville.
7. I'm not sure there is a benefit.

8. No Benefit
9. No benefits whatsoever. Would be an eyesore.
10. None. I think it hurts the property value and does not have a consistent look with current structures
11. None
12. None
13. None
14. None
15. None
16. None
17. None
18. None
19. None
20. NONE
21. None
22. None
23. None
24. None
25. None
26. None
27. NONE
28. None
29. None
30. None
31. None
32. None
33. None
34. None
35. None, it brings lower income people in and the problems that follow them.
36. None, really
37. None.
38. None.
39. None. Decreases property values.
40. None. Drive down property values of neighbouring homes. Worse than having a trailer house next door.
41. None. Lower property value and lower level of upkeep similar to apartment complexes
42. None. No one wants to cram so many Austinites into our precious town. Please people...
43. Not sure there are any benefits
44. There are no benefits
45. There are none that come to mind.
46. There are none.
47. Very little

Location/Regulation

1. Depends on area or neighborhood. Lot size would make a difference.
2. For certain areas of town
3. Must have strict rules as far as cleanliness.
4. Very few benefits...if allowed however, they must be closely monitored in fairness to the "standard" home folks!
5. In the Historic District or Downtown area - none. May allow for additional seasonal visitor housing.
6. It may only benefit the owners of such an improvement. I believe it a fad and soon these structures will be added onto etc. creating a new concern aesthetically. Therefore neighbors with traditional homes

values could be affected negatively. Even is there a village for them there would need to be sufficient storage space and regulations/restrictions within the village

4. In your opinion, what are the risks of allowing Tiny Homes in Smithville?

Answered	259
Skipped	26

Responses

Several Risks Listed

1. Depreciating property values, transient population, more vehicle traffic to 1 lot (on our already torn up streets), parking issues of multiple houses on one lot.
2. Devaluation of property and degradation of citizenry.
3. Maintaining the site as well as the dwelling; concerns from neighbors;
4. Not obeying the laws that we have by putting trash on yards. Too many cars. Being good neighbors.
5. Not repaired. Too many variables and unknowns at this time. Decrease property values due to "unkempt" areas and noise. Lots of people living in small spaces..
6. One risk is big if not addressed and that's turning into overpriced rentals. In addition does the city have capacity for water and wastewater
7. Overcrowding of spaces meant for individuals or couples. Poor designs that might diminish the atmosphere of our town in much the way mobile homes do now.
8. Tiny houses have not been successful in areas where climate can be extreme. When very hot or cold weather makes it hard to be outside, tiny homes can feel restrictive. Also if it leads they are built by investors to lease it can lead to abuse and overcrowding
9. Too many to list here
10. Become over-run by people that don't have pride of ownership.
11. Devalue properties, congestion, strain on city services by Tiny Home owners paying little taxes.
12. Overcrowding. Could get trashy looking if park owner allowed it (if there are investors creating for financial reasons only and don't oversee conditions.) Would need to limit pets - conflicts.
13. Trash build up in yards, too many people in a small space
14. Trash outside, overcrowding

Property Values

1. A decrease in the value of historic homes and neighborhoods and overcrowding
2. Abandonment when they are no longer trendy
3. Could bring property values in a certain area down and residents may not stay long term.
4. Declining home values, more government housing, tacky appearance, a glorified trailer park but uglier
5. Decrease in property values
6. Decrease of property values!
7. Decreased property value
8. Decreased property values, not enough property tax revenue to be commensurate with other homeowners with higher tax base, but both tiny homes and standard homes get same services and access to schools, etc.
9. Decreased tax revenues and also that people will try to pack multiple tiny homes onto regular sized lots
10. Depends on where they are located but may have effect on property values
11. Depreciated values
12. Depreciation of the house and the land.
13. Devaluation
14. Devaluation of area property. Becoming a "slum" property
15. Downgrades property values in areas they are allowed.

16. Hurting surrounding property values. Like a trailer park does.
17. I suppose some might think the low cost associated might turn Smithville into the equivalent of a trailer park with attendant problems, but I don't see that as being a major issue.
18. I think it would affect property values in a negative way. I also think the tiny homes may be a fad, which could turn into an eyesore in a few years.
19. I think that Smithville has a certain character that sets it apart from other small towns. This should be preserved. I don't think allowing tiny houses will preserve this character
20. If not properly managed, in terms of location(s) allowed within city limits, tiny homes could seriously impact property values - most notably within the historic areas or near historic homes.
21. If the homes/community are not built in a thoughtful manner, the project could be unappealing to future homeowners.
22. It could lower property values, if it is not done properly.
23. It may down size value of existing homes.
24. It would be the same with standard homes: standing vacant, disrepair, etc.
25. Lots littered with FEMA type trailers.
26. Lower property values of my home
27. Lower tax rate which will not sit well with the city appraisal district or other homeowners with more square footage vs 400 sq. feet. This is a biased question.
28. Lowering "normal" home values if allowed in any neighborhood. Needs to be set in a neighborhood of tiny homes.
29. Lowering the value of existing structures..
30. More houses per lot. Negative impact on value of historic neighborhoods.
31. Multifamily dwellings on one lot.
32. Negatively impacting the property value and sale of surrounding homes.
33. None, except loss of potential property tax revenue.
34. Obvious devaluation. Crazy people who get insane from living in a cage tiny homes are a fad started by a college kid. Hello?
35. Once the City Code is changed, hard to remove. Also looks like it would start a string of zone variance requests to allow more than one dwelling on a lot. Not sure if we would want Smithville to become an "AirBnB City" - which is what most of the Tiny Homes would be used for. Finally, a Tiny Home on a lot may actually REDUCE the value of the lot, setting it up to be abandoned by the owner.
36. People will put a tiny home on their lot - in their backyard, to use for Air B and B purposes or full time rental I believe it will become run down, overgrown with weeds and look trashy.
37. poorly thought out city codes will allow for lousy construction, cheap properties that depreciate value of surrounding homes/turn Smithville into a shantytown
38. Property devaluation and negative health/safety impact if building codes and zoning ordinances do not address construction standards, where tiny homes may be located, parking and definition of allowable ancillary storage facilities on same property.
39. Property devaluation and transients
40. Property devaluation, no HOA type of protection to ensure does not turn into a garbage dump as neighborhood appearance may not be a priority
41. Property taxes going up. Developers abusing the tiny homes to rent for large amounts.
42. Property values decrease in areas around them.
43. Reduce the value of homes and properties
44. that tiny mobile homes end up all over the neighborhoods and changing the charm
45. The same as a mobile home.
46. Tiny homes less than 400sqft that are on wheels, not a permanent foundation and that meet requirements cannot be taxed. Less money for the community and more people here to spread what find there are across. Ex: road maint., due to more people moving in using roads, and for infrastructure.
47. Too many tiny homes could potentially lead to lower property values for surrounding residences.

48. Too many tiny homes on one lot
49. values declining

Overcrowding (People and/or Houses)

1. Creating over-crowded residential areas that destroy the architectural integrity of the area.
2. Crowding
3. Crowding, parking, (so many homes already have NO off street parking),
4. Growth
5. Increased rentals. Overcrowded lots. Unusual architecture that does not match the "feel" of the community.
6. Maybe too many on one property?
7. not sure, over use and too many people in one
8. Over crowding
9. Overcrowding of certain areas
10. overcrowding city lots -
11. Overcrowding, poor use of available land/space.
12. Overcrowding. Excessive strain in City services
13. Risk of grouping them, with too many on lots. They should be dispersed where needed.
14. Too many on a small property.
15. Too many on one lot would be bad, unless in an area specifically designed for them. Would be best to have a designated area.
16. Too many people living in too small space
17. Too many ppl trying to live in one or value of surrounding neighbors
18. Too much density on one piece of property
19. Unable to house as many as a multifamily complex
20. Will raise the population.

Commentary on the People who May Live There

1. Abusing the qualifications and maintenance.
2. Allowing a place for family members to live or visit using it as a party house...
3. In time, they will harbor dirty, trashy persons and since being so small many junk on the property due to not having enough space.
4. Increasing lower income personnel who won't continue the elevated level of care to up keep their property
5. LACK OF PRIDE IN OWNERSHIP
6. Low income families
7. Low income housing unfortunately breeds many other issues and lowers value of existing neighborhoods.
8. Many times people that rent or build these homes because it's all they can afford. These types of people often have a negative impact on the neighborhood. I have a 382 square foot home behind my house that is used as a rent house. There have been a steady stream of people there over the years. Some better than others. Loud music and fighting at night. One guy put two horses there and I had to call to city to make him remove them. We already have bums living under the bridge next to Brookshire Brothers and vagrants in other areas of town. We don't need to lower our standards by allowing these tiny houses. Also the city would collect less taxes than on a larger house on the same lot.
9. More transient people, but that may not be true. Maybe it allows people to stay here and be good citizens.
10. No more than with anyone else who decides to move to Smithville.
11. Noise and smells (from "living" more outside than inside), messy neighborhoods, overcrowded living conditions, other.

12. Not much more than having another government low rent housing project move into town, or another drug rehab, or another convicted sex offender rehab.
13. Nothing more than sub-divisions that are close and may not get along with their neighbor.
14. Potential abuse by landlords if they are used primarily for rental property?
15. Risk of being used as party houses/short-term rentals (would be okay if strict rules are in place). Also would want quality control regarding appearance of tiny homes.
16. That some low income people wouldn't have access to proper plumbing.
17. The construction of a future slum area as the homes degrade due to the owners' inability to afford maintenance and residents of the area demand fewer restrictions and more zoning exceptions.
18. There is a risk that tiny homes in certain areas of Smithville would destroy the homogeneous nature of housing and decrease property values. If there can be land where there is a neighborhood of tiny houses that effect would be eliminated.
19. Too many transients
20. transience
21. Underage users for drugs or other illegal activity. I cannot think of anything that would be of a risk to the city or the citizens
22. Will be abused by land owners and renters.
23. Would all depend on who'd be living in them
24. Yes. It gives "drifters" and people with lower income to basically invade poverty

Quality of Houses/Quality of Life

1. Allowing sub-par housing...safety standards, Aesthetics...
2. Bad aesthetics
3. Construction could be eyesores to a neighborhood.
4. Homes too close together; Quality of homes should match other homes in area
5. I would think the only risks would be the buildings becoming run down quickly. However, if limitations were placed based on building materials, this would eliminate that.
6. If there is bad weather the tiny homes will not be safe
7. Losing small town charm that drives people to move here and visit here if restrictions aren't high
8. Not having the desired historic quality of life. Our residents enjoy the ability to walk around the community without great concern about traffic.
9. Only need a set esthetic requirements
10. Potential poor quality tinies that effectively become like gypsy campgrounds.
11. Quality of the structure
12. Shoddy workmanship. Allowing what might be temporary structures to a developed area which could alter property value.
13. The main risk I see is not exclusive to tiny homes - the risk of substandard facilities being offered as residences.
14. They could be cheaply-made eyesores that do not fit surrounding housing.
15. They need to be of really good quality or they will be as bad as mobile homes.
16. Visually unappealing and loosing historical small town feel
17. You want to know how they are built and to what code. A moveable tiny home built and ACCREDITED to ANSI Standards Is Paramount/ Egress, fire and all safety is considered. You can add minimum insulation requirements as well. State accreditation is a must. Beware of builders who do not have legitimate certification where they are accredited by the states. Appendix Q for tiny homes on foundation is a MUST for your safety requirements.

Trash/Maintenance

1. Abandonment, poor upkeep
2. Allowing them to become trashy and unkempt

3. Areas becoming a mess! There will have to be stuff outside the home, and it might become a big problem.
4. As with mobile home dwellers, stuff tends to spill out of residences into yards and surrounding areas. I believe you will have a low, low quality of maintenance and way too many occupants per house. Mobile home effect.
5. Can be trashy looking if not regulated due to the cost being cheaper than a house.
6. Clutter, rental problems for the city
7. -confusion to trailer homes
8. Could easily become "junk" neighbors.
9. Eye sore.
10. if not done right the owner might just use a shed and try to convert it, it could look very trashy and ugly, it could be below city standards and be unsafe, also if build poorly or it's trashy looking it could lower the value of homes around it
11. Multiple tiny homes on a lot, upkeep not good, etc.
12. Must be well maintained
13. Not done properly , messy or trashy looking, without codes you'll have hovels put up that are not curb appealing and do not meet neighbors expectations.
14. Not maintaining exterior. Mobile home type atmosphere would not be good.
15. Not practical living space.....tiny homes will have tiny storage units and clutter outside. Just try living in 400 st ft with everything you need for the rest of your life for an hour. Duplexes, triplexes, apartments are a much better solution.
16. People may not keep them in an attractive state.
17. People will have larger green spaces, i.e. lawns, and may not take care of landscaping.
18. Poor upkeep
19. Slums of tomorrow
20. That residents won't keep them up causing a decline in overall city ambience and neighborhood home values.
21. There is a tiny home community in Paige. Basically a smaller trailer park. Small houses, small yards. They are overflowing with junk. So now they are eyesores.
22. Trash in yard
23. Trashy areas
24. Can't fit much in one -- so will put stuff outside
25. Too small

Restrictions/Code Compliance

1. The downside would be if the ordinances aren't written clearly and people take advantage of loopholes... Also property value may be slightly left so it brings them slightly less and property tax which are way too high anyway
2. As long as they are zoned in certain areas there should not be any additional risks.
3. Code compliance.
4. Construction material and locations
5. Depends on how many tiny homes are allowed to be placed on the typical home-sized lot. I don't see where they would create any problem if the density is reasonably limited.
6. Destroys the charm of the historic district. If they are allowed I believe they should be restricted from the historic district.
7. I don't think there are any. As long as rules are followed and they aren't falling apart
8. I think without smart building regulations meaning type of construction and sq. footage minimums there is the risk associated similar to allowing trailer homes.
9. If tiny houses are allowed in Smithville they must be on foundation and not wheels. My concern if they are allowed on foundation only, it will not be enforced. The departments who are responsible for these type of policies in Smithville often fall short.

10. Maybe not risky if there are established permitting standards with setbacks, etc.
11. Must be in a designated area
12. Need to have a HOA to assure area is maintained and safe for families
13. None, if there are restrictions and guidelines for upkeep and appearance.
14. That they would be put in the wrong place
15. The only risk I see is not having regulations on the tiny homes, as far as construction. Making sure that there are standards that these are be built to. There is a currently appendix in the IBC stating what these standards should be. They also need to be inspected similar to a site built home. One example is having NOAH certification, and stating that the tiny house been inspected and meets the national standards.
16. The properties turning into a Hooverville I suppose, though... with regulation and city control that could be avoided.
17. There are not too many places in town that a person could put one. Maybe on the south side???
18. There needs to be restrictions as to what is allowed so people are not using travel trailers as tiny homes.
19. They need an area of their own and they should not be stacked on lots.
20. They need to meet strict standards to ensure construction safety and retain value. Certifications such as NOAH Certification to ensure they meet ANSI and ICC Appendix Q standards.
21. Without zoning regulations, real estate investors can buy scattered lots in residential areas and place inexpensive tiny homes that are not useful for long term housing. Neighborhoods are filled with STR or very transient occupants. The tiny home trend will wane and they will be seen as modern versions of mobile homes, reducing property values for normal homeowners. They belong in exciting groupings with amenities and community, not scattered around town.
22. You would be opening the door for travel trailers to be parked next door to your permanent homes. Tiny homes and travel trailers should be on your own acreage, or in a mobile home park.

Other

1. Nothing other than hearing certain residents complain like always.
2. Definition of tiny home can be broad and it may be difficult to keep less than desirable places from popping up and someone calling it a tiny home.
3. NIMBYs (not-in-my-backyarders)
4. NIMBY
5. Only to the risk of the city managers blood pressure.
6. Possibility of having no plumbing or electric hookup could be a problem
7. The same as other homes that are not kept up and the City fails to do anything about it. Most people have a tendency to treat "new things" better than folks that have owned the same place for years and have allowed their property to go to seed.
8. There are people going tiny house that are degreed. What risk could you possibly be thinking of? Maybe a loss in utility costs? Risky for the city, good for the tiny home owner. That IS the idea behind the concept. BTW, there are ALREADY tiny homes here that are being rented out.
9. They are a fad. They are not practical. I personally have trouble seeing the difference between a tiny home and an RV home.
10. who cares

More information Needed/Requested

1. Don't know. Would like to hear what others have to say.
2. Not sure
3. We don't have enough information that there are risks.

No Risk/Generally Positive

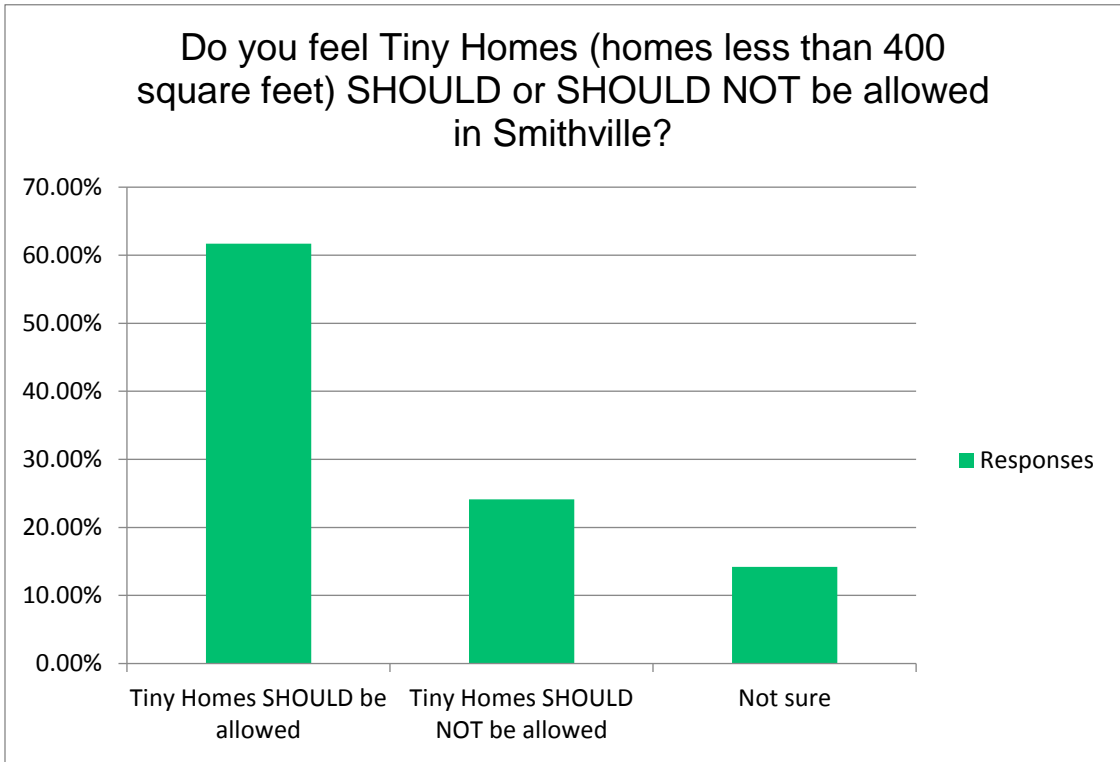
1. Too many cool people will move here and displace the not so cool people that currently take up valuable space here and don't volunteer for anything. Willing to take that risk! Possibly a zoning issue, Tiny problem at best.

2. I am not sure why there would be risks. Most folks I know interested in tiny homes are also interested in have beautiful environments surrounding them & desire a sense of calm & quiet.
3. I do not see risks, only clashes of opinions. Research shows that the only risk associated with tiny homes is theft of the entire home, which is solved by codes requiring foundations.
4. I don't know of any risks, other than the "NIMBY" reaction that occurs when anything new comes to Smithville
5. I don't know... I can only think of positives, especially during this time when property values are going up so fast. Tiny houses can go on smaller lots and are affordable.
6. I don't see a risk in allowing tiny homes in our area
7. I don't see any risk
8. I don't see any risk
9. Absolutely nothing.
10. Can't think of anything right now
11. can't think of any
12. I can't think of any
13. I can't think of one
14. I don't see any
15. I see no risk.
16. I see no risks.
17. I see none, any more than allowing McMansions.
18. I see none.
19. I, at this time, don't see any.
20. I'm not sure if there are any.
21. No risk
22. None
23. none
24. None
25. none
26. None
27. None
28. None
29. None
30. None
31. none
32. None
33. none
34. None
35. None
36. None
37. None
38. none
39. None
40. None
41. None
42. None
43. None
44. None
45. None
46. None
47. None

48. None
49. None
50. None
51. none
52. None
53. None
54. None
55. None
56. None
57. None
58. None
59. None I can think of.
60. None that I can see.
61. None! it is fear of change and greed of property tax collectors that opposes them. They let ratty single wifes in all over, which are way uglier and less green than Tinies.
62. None, except catering to NIMBYISM
63. None, gives the community flexibility to draw more residents.
64. None, Small homes are just small.
65. None. It should however be in an area like the RVICS
66. Not any
67. Nothing
68. Nothing
69. Nothing
70. Nothing. I don't care about this town's appearance as much as the council members do. I care about people being able to afford to live in a house and not homeless and tiny homes can be a feasible option for some.
71. there are none
72. What risks?

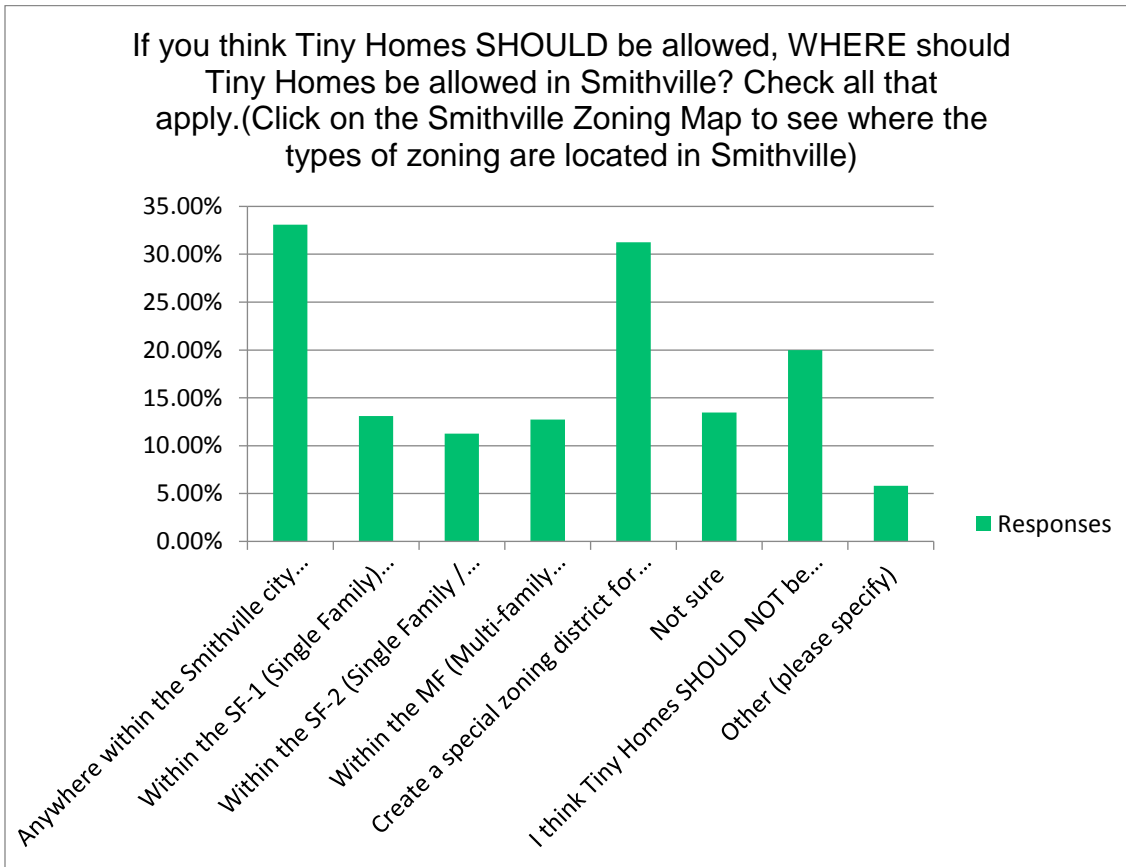
5. Do you feel Tiny Homes (homes less than 400 square feet) SHOULD or SHOULD NOT be allowed in Smithville?

Answer Choices	Responses	
Tiny Homes SHOULD be allowed	61.70%	174
Tiny Homes SHOULD NOT be allowed	24.11%	68
Not sure	14.18%	40
	Answered	282
	Skipped	3



6. If you think Tiny Homes SHOULD be allowed, WHERE should Tiny Homes be allowed in Smithville? Check all that apply.(Click on the Smithville Zoning Map to see where the types of zoning are located in Smithville) (Percentages add to more than 100% because people could choose more than one option)

Answer Choices	Responses	
Anywhere within the Smithville city limits	33.09%	91
Within the SF-1 (Single Family) zoning district	13.09%	36
Within the SF-2 (Single Family / Duplex) district	11.27%	31
Within the MF (Multi-family Residential) zoning district	12.73%	35
Create a special zoning district for Tiny Homes	31.27%	86
Not sure	13.45%	37
I think Tiny Homes SHOULD NOT be allowed in Smithville	20.00%	55
Other (please specify)	5.82%	16
	Answered	275
	Skipped	10



Responses to "Other"

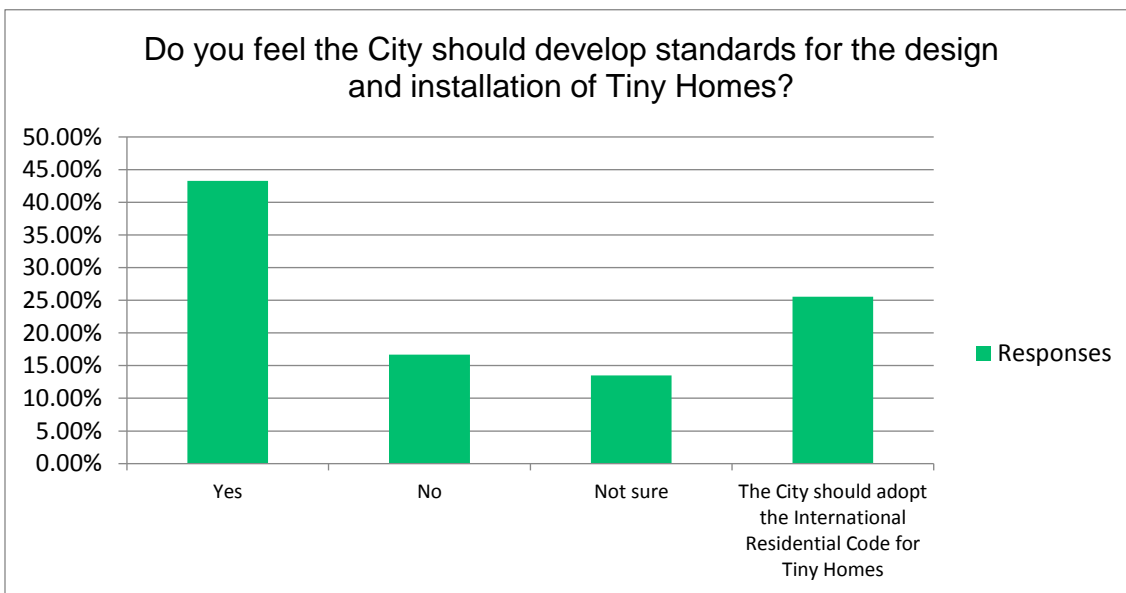
- Do not allow them in historic district or surrounding areas
- Allow in existing mobile home parks
- But with strict building codes and parameters to ensure quality of build.
- Allowed in areas that have a minimum amount of property footage, like double or triple size lots should be an easy shoe in. There's a minimum square footage of ground anyway in the zoning regs. I also want to encourage a city supported plan for setting up a village, like RVICS, where these tiny homes can come and

go, and around the theme of SENIOR housing or temporary housing, maybe for temporarily displaced single parents, or even the chronically homeless.

- They should not be allowed in the Historic District
- There are enough empty mobile home and they are ugly here in this city.....
- Not in current residential areas.
- If you are going to allow them, hide them.
- Anywhere other than the historic district
- Planning & zoning could decide if the tiny house would be additive to the local economy and city ambience.
- You can also add them as an ADU in a backyard as they do in California. This encourages mutigenerational housing and an alternative to assisted living for an aging senior.
- Could be decided by population of Smithville - let people vote.....
- Creation of a tiny home “village” outside of the historic and business district and with high design standards
- Definitely would need some type of requirement for size of land where they would be placed.
- Creating a special zone, like having a tiny home community would be great.
- You need to define requirements prior to zoning restrictions then decide where they fit and do not fit in.

7. Do you feel the City should develop standards for the design and installation of Tiny Homes?

Answer Choices	Responses	
Yes	43.26%	122
No	16.67%	47
Not sure	13.48%	38
The City should adopt the International Residential Code for Tiny Homes	25.53%	72
OPTIONAL: Please state why you feel this way		84
	Answered	282
	Skipped	3



Responses to “Optional: State why you feel this way”

Design Concerns

1. Again they need to be well built and on a foundation

2. Again, I don't want Smithville populated with trendy but poorly built houses that turn into hovels within a decade's time.
3. at least conform to building codes
4. Because I believe it is important to maintain the charm of Smithville. For example, if sharing space with historical homes, the tiny home should look like it belongs, not look like a cheap storage unit.
5. Creating strict building codes up front prevents conflict after an undesirable build is placed on site.
6. Do not want mobile home atmosphere/appearance
7. High standard's must always be required and up upheld during any construction
8. I believe a tiny home should be attractive and fit in with the neighborhood it's located in, but offhand I don't people should be restricted to such specific measurements for their own homes, especially inside.
9. I believe that some tiny homes are very attractive and can meet the needs of certain individuals who want to downsize. I would not want to see them crowded into a small space creating an unattractive installation.
10. I would want tiny homes that fit the look and feel of the neighborhood.
11. If there aren't standards then you are opening yourself up to people taking advantage of the situation.
12. No standards opens the way for potential eyesores for a neighborhood.
13. Permanent foundations so they can be taxed by the taxing jurisdiction
14. Proper design and installation is critical to the Tiny Home being an asset to the community.
15. Some tiny homes are very attractive while others look like storage sheds.
16. The tiny home should match the design of the home and the period of original home build. Plus - if a tiny home is trailerable, there needs to be guidelines for how often it must be moved. Are you going to allow homeowners to connect gas lines and have sewer access. Current regulations prohibit 2 residences on a lot and if you allow tiny homes, you are violating this regulation!
17. To keep the historical character of houses consistent
18. Too many codes can sometimes discourage creative ways of making livable spaces work. However common sense and sound construction principles should be enforced.
19. We don't want poorly designed and built "shacks" around town.

Enforcement

1. It really depends on who is involved in making these decisions...
2. I feel as long as the home is up to the code, then it should be allowed.
3. I think the biggest risk is not to standards in place. Yes as many standards should be developed using all available national codes.
4. I would prefer to area stay neat and orderly. Yards moved. Restrictions on number of dwellers per house.
5. If not kept up to standards, the appearance can be an eyesore.
6. If you do, you better enforce them. I've seen good communities ruined because codes were not enforced.
7. Keep them safe to occupy and not allow trashy/thrown together homes that would decrease the appeal of our beautiful town
8. Regulations and eligibility should be monitored.
9. Smithville already has standards and designs that aren't enforced for single family homes. Just drive around town and look at homes/trailers with piles of junk in their yard. Let's take care of the existing problems before we address potential additional problems.
10. The International code covers most of the conditions...but without enforcement/regulation anything could happen...
11. These rules seem to add to safety.
12. To protect the integrity of our small town and the local, friendly charm that attracted so many of us to live/move here from other areas.

13. Yes, but before they need to hold people's feet to the fire that have built on additions to an existing home, do business out of a shack on their property in an area zoned for Residential. Ordinances, new or old are no good unless they are enforced.

Request for Regulations/Ordinances/Standards

1. Because we have restrictions for a reason. We don't sky scrapers either. Why would you guys ruin the only thing that made this town famous? They want to come here because it's a small Texas town.
2. Depends on reasoning behind the standards. In general, I favor standards, IF THEY ARE NOT TOO RESTRICTIVE (as is the case with most HOAs)
3. Destining "standards" will complicate & prolong this movement. If anything SMITHVILLE should become known for their TINY HOME MOVEMENT
4. Didn't get a chance to read all the international code, but what I did read seemed good. Standardization would go a long way to keeping these from being shacks.
5. I am against development of tiny homes but if they are allowed I would be a proponent of strict standards.
6. It could go badly without some type of regulation. In order to maintain some type of value & integrity, if not I'm afraid you will see some with anything goes mentality.
7. It should allow for homes to be under 1,000 square feet but not smaller than 400 square feet. People should be able to decide how much space they need and build accordingly.
8. It's private property. No, let us do what we want on our own lots
9. Just as we have standards for regular housing to make it safe, tiny houses ought to have their own unique safety standards
10. Should comply with all safety codes for electrical, water and sewage. Should still be subject to codes requiring properties to be kept up.
11. Standalone units need basic plumbing. Ones behind a larger house might not need it
12. Standards help ensure the durability of the homes as well as the quality of the investments
13. There should be some standards in case the tiny house ever becomes used as a rental; the renter needs to have some expectations regarding safety.
14. They don't have design standards for much else. So why make standards only because the rich white residents feel threatened?
15. They need to be regulated
16. They should be permanent dwellings no RV's and should be connected to City utilities and pass City safety standards for dwellings within the City limits.
17. This might be difficult for the city to enforce. Not enough staff to do this and run the city/enforce the other codes as well. There needs to be an HOA to help enforce the rules and restrictions.
18. This needs special zoning in order to maintain property values
19. Without regulations anything will go
20. Zoning helps everyone in the long term. Real estate investors are in the short term business of getting the most money for the least money. It is our city government's job to look out for the safety of individual buyers/neighbors/renters of tiny homes and the long term impact they will have on the entire city.

More Research/Do the Research

1. A standard of some sort, but not necessarily the International Residential Code for Tiny Homes. It could be a guideline and recommendation with a City of Smithville adaptation.
2. Do not want my City Representatives time or my Tax Dollars used to re-invent the wheel.
3. For the most part, the guidelines are for safety. Please do not restrict tiny houses to trailers, they are much better build on a foundation.
4. I feel that without City standards, tiny homes could be a blight of poorly designed and constructed houses, even worse than mobile homes and manufactured housing.

5. I think that standards should be developed and enforced, and the IRCTH could at least be a starting point for those standards, then we would only have to amend Smithville-specific points in the code.
6. I think that you should consult with any experts in the field of tiny home sales and manufacturing prior to making decisions regarding standards.
7. I think there should be standards but haven't read the International residential code for tiny homes.
8. I will read what the International Residential code for tiny Homes will include. Then I will decide.....
9. It could easily become an eyesore for the community. I read the International Code, and nothing is about all the stuff allowed in the Yard.
10. Maybe the IRCTH ... don't have time now to review
11. Not reinventing the wheel (so to speak) and can see how others are dealing with this issue)
12. Standards should be adopted only if approved, and in an effort to maintain the small town charm and prevent eye sores.
13. There's already an expert reviewed and developed standard that can be followed, don't waste time reinventing the wheel.
14. This seems pretty well thought out. Simple but covers my safety concerns and hopefully enough restrictions to keep out a shoddy, fly-by-night tiny home dealer.
15. Yes plus Appendix Q for tiny homes on a foundation and create some standards for Tiny Homes on Wheels, certified and built to ANSI standards with stipulation on minimum insulation. These 2 standards cover safety standards for both types of tiny homes.

Generally Negative

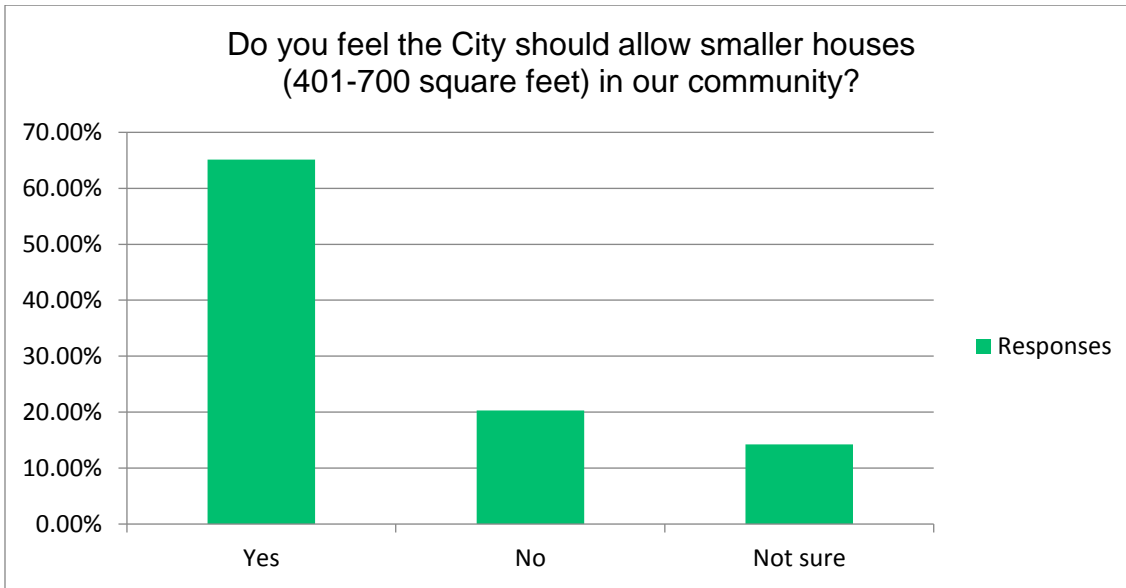
1. Do not allow. Will follow the path of manufactured housing.
2. Don't believe we should allow tiny homes in town
3. Don't lower our city standards and trash our beautiful town
4. I do not feel they should be brought into our town
5. If allowed in. This is a slippery slope. People will buy sheds and add ac and live in them
6. It's a city not an HOA
7. NO..... no tiny houses.. let 'em go to country properties.....
8. The city should not allow tiny homes. This answer is not provided.
9. Tiny homes = big issues.
10. Tiny homes will not bring families or professional people into the city, only more riff Raff.
11. Waste of time and money

Other

1. It has been done in many places successfully
2. Safety and government interference are a delicate balance.
3. Keep the government out of things as much as possible. Too much corruption already going on.
4. Those concerns should be left to the property owners as long as they comply (in a modified way, maybe) with building codes already in place.
5. If the owner is Paying taxes who cares
6. We want Smithville to continue to grow in a charming and responsible way

8. Do you feel the City should allow smaller houses (401-700 square feet) in our community?

Answer Choices	Responses	
Yes	65.12%	183
No	20.28%	57
Not sure	14.23%	40
OPTIONAL: Please state why you feel this way.		79
	Answered	281
	Skipped	4



Responses to "Optional: State why you feel this way"

Affordability

1. Affordable housing
2. Affordable housing
3. Affordable housing options for people who want to own a home without a huge mortgage or a place to rent on a smaller budget. They appeal to minimalist seeking a simpler lifestyle & Smithville can fit right in line with those ideals.
4. Affordable housing should be available for its citizens
5. Affordable living
6. Affordable, less environmental impact
7. For one person, 200 square feet is all a person needs to be happy and is a very affordable housing solution.
8. For the same reasons I am OK with Tiny Homes: Tiny homes could facilitate greater access to affordable housing, and could provide additional temporary lodging facilities, such as cottage rentals, AirBnB, etc., to house more tourism-based visitors.
9. I feel that everyone deserves a roof over their head and not everyone can afford a larger house.
10. I lived in a 400 square-foot house for 20 years in Austin. I would not have been able to afford anything more than that. It was beautiful and appropriate
11. Make home ownership affordable for more members of our community
12. More affordable housing

13. More affordable housing options are needed
14. More affordable, cute, less is more for some folks
15. More residents to the community & more money coming into the city. It is affordable, not enough houses here in Smithville
16. People are downsizing due to financial issues.
17. People need options in this unaffordable world.
18. So many people live alone and I don't see why the city should dictate a minimum allowable living area for someone who would enjoy living in a small and efficient dwelling.
19. This size is all some people can afford. We need affordable housing in Smithville.
20. We need more affordable and manageable homes for all people. The elderly, retired, and young people starting into home ownership.
21. We need to realize that not everyone can afford a larger home.
22. Will encourage "affordable housing" to turn into slums.
23. Will help meet the needs of many individuals who cannot afford other kinds of housing.
24. Yes. Affordable housing is hard to find and I think Tiny Homes may be a feasible solution.
25. Yes. Keep Smithville affordable

Choice

1. Because it's the right thing to do
2. I believe Tiny Homes are generally mobile, built on a trailer to be moved. I would like to see a tiny house build on a foundation and become part of the homescape. I would like to build one, myself, to be a greenhouse with the option to being a guest house. I would not want the size of it to limit my ability to use it for my pleasure or needs.
3. I live in 399 square feet—tiny house by definition. Perfect for a senior citizen who lives alone.
4. If property owners pay the taxes, then they, and not the city, should decide what size house to put on their own property.
5. Let people build what they need. Freedom of choice, and financial freedom from a larger than needed home build.
6. Many people my age seek to downsize and live in our community.
7. Not everybody in Texas wants or needs a big home.
8. People need small homes that are not old structures that need work.
9. Should not be your business or ours to tell people what to buy. The utility company is an eye sore itself.
10. Some people do not need a lot of space. Should be in designated areas.
11. There are already tiny homes in Smithville, that are being rented as apartments. Some are less than 300 sq ft. 700 sq ft is NOT a tiny home!! There are apt complexes with that sq footage. Oh that's right! Smithville won't allow apartment complexes!
12. This is probably a better option for many than the defined Tiny house
13. This would be even more preferred than Tiny homes as good starter homes for first time home buters and providing very needed housing options for retirees.
14. Ummmm freedom?
15. Why not? I look forward to hearing how people defend themselves from letting other people live on a smaller footprint. The world is moving smaller & Smithville is touting itself as being progressive. It should act as if it were.
16. Yes. They look better than some of the other crap already there.
17. It diversifies the population. Speaking for my single status with no dependents, it was challenging for me during the home buying process because more modestly sizes homes are rare. Consequently I have a bigger house than I really wanted to have to maintain.
18. Larger homes limit ground cover and allow for less water to be absorbed into the ground water system. Its simply better for the environment and the future water availability our next generations will need.
19. Smaller homes are better for the environment, less expensive, and less work to maintain for residents. As long as property size is also considered in tiny home placement (i.e., don't allow multiple tiny homes

on a small lot), there would be more green space. And, I believe property owners should have the right to choose, within reason.

Depends on Location/Quality

1. If built right
2. Already answered above - there are lots of spaces that could accommodate a tiny house, and it would help alleviate housing shortages
3. As long as they have to have a certain sized lot and are restricted to space and vehicles. Neighbors have a 700 and 900 sq ft space. You have teens young adults and families with 4 to 5 people living in it. Between the 2 places there were like 7 cars at times. Frickin ridiculous. We are tax paying home owners to see investors coming into this town without consideration other than how to make a dollar can really reduce your quality of life. When the recession hits the investors will close shop but smithville will have a city of fed up neighbors. Its just not wise some of these changes please and thank you for the poll.
4. but in restricted, designated properties
5. But they should be one to a regular sized lot, be set upon a regular foundation and meet other city codes
6. Location, location, location and zoning ordinances must be addressed.
7. Not in the historic district for sure. Maybe in a specific section or area in the city or ETJ.
8. Only if it is in certain places and city controlled to keep out trash.
9. There should be an area zoned for these smaller square foot homes
10. 1,000 square feet is small enough. If you want to build one smaller than that, go to lake thunderbird. They'll let you live in a shack out there. That area is rife with drugs and criminal activity. Don't bring that element to town.

Generally Negative

1. Opens door for issues and will be an eyesore when not maintained like a larger home.
2. Slippery slope.
3. They are enough homes that need repairing here in Smithville. They are the good size for a family. Tiny Homes will only accommodate a single or 2 persons. What a joke.....
4. this is a ridiculous question....
5. Too small
6. Too small to be feasible for long term habitation. I feel a trailer park would be more desirable in the long run.
7. Would not be consistent with the existing historical houses in Smithville
8. Too many transients
9. Yes. Mostly for the elderly.
10. Again, let's clean up the existing homes/trailers before we allow potentially additional problems. I haven't researched this but my concern is that the demographic for a tiny homeowners is probably similar to trailer owners and the majority of trailer owners in our city limits do not keep up with their property.
11. Decreased value overall
12. I think there is a place for tiny homes but in a town with historic homes it will hurt values and visual appeal
13. It would bring down the value of the neighboring homes.

Generally Positive

1. I think outside of misplaced property value concerns, there aren't any good reasons for objecting to smaller or tiny houses. Frankly, a well-kept smaller/tiny house should be an asset to a neighborhood. Some of the more poorly maintained large houses are a bigger eyesore than a cluster of nice smaller homes taking up about the same amount of space and city resources.

2. I think I've already answered this question. Why is it being asked again? I haven't changed my mind since I started the survey. Tiny Homes can improve the low income housing stock. My house is only 1100 sq ft.
3. Smithville has been on the forefront of innovation since we became electrified in the late 1800's (well before our neighbors). We have had recycling continuously since the 1940's. Our city hall is solar. Tiny homes are here to stay, and we should welcome the enterprising spirits that choose them as their abode to our community. Tiny house people are looking for a community, not a walled off castle they can disappear into at the end of the day. We already have too much of that.
4. So long as these developments are kept up to add to the charm of Smithville, house size should not matter. Tiny houses or like could be used as an artist studio, bungalow, pool house, guest house or possible on site rental. A guest house could be used by friends and relatives, aged parents, as a B&B or by caretakers for an aged primary home owner. Used as an office or art type studio these houses could help the homeowner earn money. More and more people are working from home these days. They need productive space to do so. A tiny house or like small house/studio could increase a homeowner's economic viability and sustainability. More and more future work is going to be done at home. Allowing these type work spaces to exist would attract more professional residents to Smithville.

Other

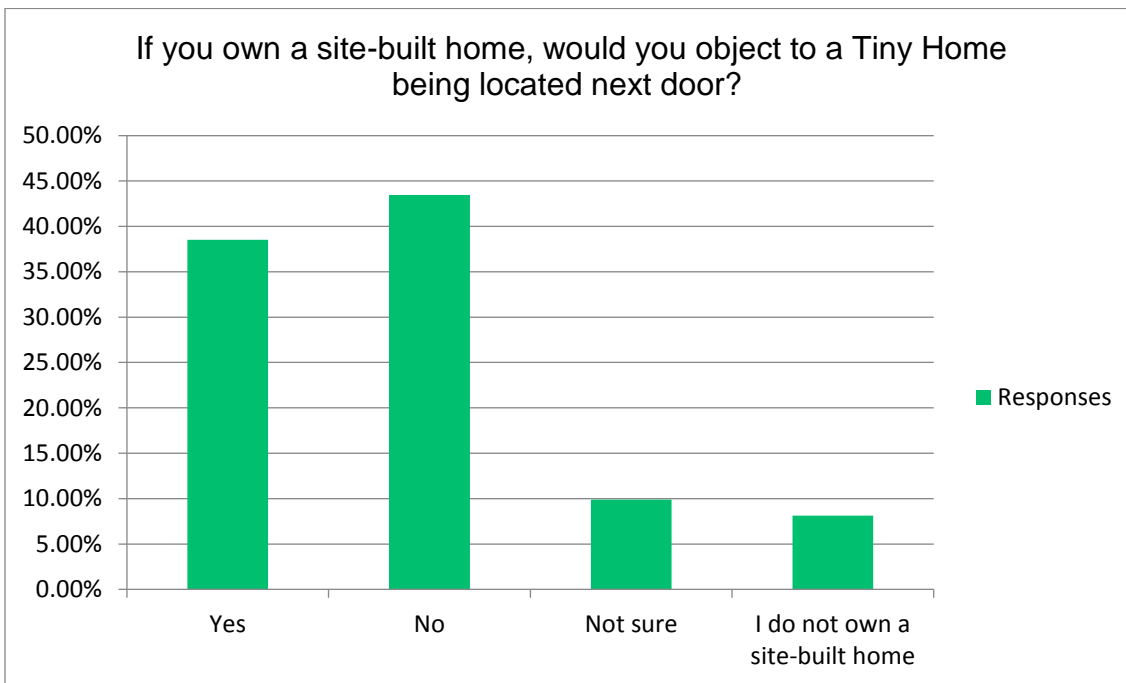
1. For this size residence, apartments are a more efficient use of resources inside of a city.
2. Larger houses are a waste of resources for the average person.
3. Under the same restrictions for tiny homes - basically the same ordinances and zoning for any residence under 700 square feet.
4. Smithville is a community where the tax revenue falls primarily on single family dwellings. With that limited tax base. I think smaller homes would provide very little in tax revenue compared to the expense of supporting the additional population with city services. In addition, I feel that the attraction of the homes would be for people who could not afford a standard home and therefore would likely have financial problems with maintaining a "tiny home" as those dwellings age. I would much rather see apartments to serve people that do not need a great deal of space or cannot afford a standard home mortgage.
5. Already stated.
6. I'm much more enthusiastic about "smaller houses" than I am about Tiny Homes.
7. See my reasons for allowing >400 sq ft homes.
8. With the same caveats as above.

9. If you own a site-built home, would you object to a Tiny Home being located next door?

Answer Choices	Responses	
Yes	38.52%	109
No	43.46%	123
Not sure	9.89%	28
I do not own a site-built home	8.13%	23
OPTIONAL: Please state why you feel this way.		74
	Answered	283
	Skipped	2

Removing "I do not own a site-built home"

Answer Choices	Responses	
Yes	41.92%	109
No	47.31%	123
Not sure	10.77%	28
	Total	260



Responses to "Optional: State why you feel this way"

Generally Positive

1. I would welcome it, and look to build one or two in my own back yard when I am able.
2. if it's more than a shed and makes the neighbor happy, go for it.
3. They are cute and efficient and good design, all of which I admire.

Generally Negative

1. ABSOLUTELY..... NO TINY HOUSES.... PZZZZZZZ

2. Don't want to look and trash
3. Eyesore, low-rent.
4. I believe that there is not much difference between a 'tiny home' and a travel trailer and that they should not be considered permanent residences.
5. I want to live in a neighborhood, not a spot where owners will camp out in, or rent out short term, a tiny home. I wouldn't mind living next to a tiny home community.
6. Noise, smells, appearance. Concerned that it could become rental income for owner rather than their own home.
7. There are already garage apartments, detached buildings or small mother in law homes on site.
8. There isn't enough room on my neighbor's lot. Tiny Homes need to fit in to work for the community. If they don't fit in with the rest of the community, they don't belong. Just squeezing building in is not the answer.
9. Unappealing structures. Afraid investors will set up tiny homes for renting and not maintain adequately.

People Who May Live There

1. As with any neighbor, you never know who'll be your neighbor anyway
2. I already have one next door. It usually has lower income people living in it. They usually create problems and disturb the peace.
3. I live next door to two home owners who trash their yards. Can't be worse.
4. Just like any home that was built next door to my house, as long as the people kept the property nice, it would be fine.
5. so much depends on the actual neighbors who live there

Property Values

1. Could reduce my home value. Also not sure if I would want a potential full-time AirBnB next door. I moved to Smithville to get away from that type of neighborhood.
2. Decrease my property value
3. Devalue property value of site built houses in the area
4. How would this affect property values?
5. I do not want to live next to a trailer park or low rent government housing.
6. Impact on property values and appearance of the neighborhood.
7. It would affect the value of my property
8. It would lower the value of my property.
9. Lowered property value
10. My property value would be decreased
11. OF COURSE I DO. I pay enough taxes on my home and then my property value will go down, but not my taxes.....
12. Property Value. My observations is that they find ways of accumulating "things" outside the home somewhere on the property.
13. Property values
14. To protect existing property values and like, comparable properties.
15. Why would someone put a tiny house on a large site-built type lot? It would be uneconomical. A normal site-built lot could hold 3-6 tiny houses.
16. Would lower my property value and would not blend in with my houses and neighborhood. About the same as a mobile home

Restrictions/Standards/Codes/Ordinances/Zoning/Special Location

1. Again, as long as it was well maintained, built to code and in compliance with ordinances such as front lawn parking. Doing business at a Residential Address etc.....
2. As long as a tiny home is landscaped and maintained to neighborhood standards, I would be fine. I would like the home to conform to architectural integrity of the historic area.

3. As long as it is built to the same standards of other homes in my neighborhood what difference does it make what size it is?
4. As long as it was zoned for both and it met building standards.
5. As long as there are standards and minimum lot sizes
6. As long as they follow laws my neighbor's property is their property.
7. I want residence next door that will be an asset. I like to have similar homes around me to stabilize the community and property values. Try building a tiny home in The Colony.
8. I would not object as long as the Tiny Home next door is within standards.
9. if meets code and does not lower values
10. It depends on the planning and standards that will be in place.
11. It depends; if it is just an excuse for a manufactured housing unit, then it is no different than a single-wide, and I would not like that.
12. Not as long as they kept it nice, no problem at all. I feel some regular homes and their yards could be kept nicer.
13. Obvious reasons of why restrictions are made in the contracts to begin with.
14. Provided (and this is where standards come in), it was clean, fairly attractive, and housed quiet residents. On the other hand, I cannot control much of that with standard housing, either.
15. Provided it is built to standards set by the city. But I feel there should be designated areas for them.
16. They need their own area as they would be under built in the SF-1 and SF-2 areas and could have a negative impact on value for the surrounding homes.
17. From an aesthetic viewpoint, it would not fit in my neighborhood.
18. Historical areas would suffer. There are many lots owned by those who would put more than one on a lot.
19. I feel there should be a neighborhood for them
20. I feel there should be a subdivision set up for them similar to Hurta Estates, Quail Run, Doty River Estates.....
21. I'm in the historical district... do not believe they should be in this district.
22. It would depend on if it matched the aesthetic of the street.
23. Not in single family district.
24. Possible negative impact on the value of homes in an established or historic neighborhood.
25. Tiny homes next door means I can see the trees out my kitchen window across the street.
26. Value system of that larger site built. Need their own "area"
27. Yes, because I am in the historic district
28. Concern about closeness to property line
29. Just like mobile homes should have their own area.

Other

1. Everyone should have a roof over their head. In fact I am thinking of moving into a tiny house. Easier to clean and keep up with repairs.
2. Depends on the appearance of the tiny home.
3. IF it was quality built and cute....as the one that is on my property, now.
4. Already stated.
5. As long as it's kept neat and not an eyesore, it's none of my business what kind of house other people live in.
6. I own a large home and my beautiful rental is next door:
<https://www.youtube.com/watch?v=nszqJBsxPc>
7. If it was one home on the lot then no. If it was multiple I would strongly object.
8. Let's talk
9. Next door is not my property: I do not have a vote in how my neighbor decides to use the property he/she pays the taxes on.
10. Same reason as stated before.

11. The house next door to me is already less than 900 sq ft
12. Unless I own the lot, I have no say in the matter.

10. Do you have any other comments about Tiny Homes?

Answered	172
Skipped	113

Responses

Affordability

1. Affordable options for singles and couples, singles, teachers, etc.
2. America's economy is out of control, making it difficult, if not impossible to live in because of the skyrocketing cost of living. Since when did America become a country for rich people only? Tiny Homes offer an affordable home option for EVERYONE, whether they chose to build one or not. Are we now not allowed to live in many parts of America anymore because we are not rich?! In my opinion, that is discriminatory AND un-American. Poor people, who mostly work just as hard as everyone else (including the rich), deserve to have their own home too. Smithville has the opportunity to be friendly and welcoming to EVERYONE!
3. I think the days of working to pay off a 30 yr mortgage on a house bigger than needed is fading quickly. Most folks would be very interested in an alternative
4. I think they are a viable solution to the housing issue in Smithville. They would cost less than a larger home, thus providing those who need affordable housing an option to live and buy here, as opposed to renting and moving on at a later date. For example, some teachers in Smithville do not stay past a year because they cannot afford the home prices on their salaries. If they could afford a tiny home, they might actually stay.
5. I would love to know what the objections are because I can't see any problems with tiny homes or small homes. People need affordable housing and everyone deserves a place to live.
6. It is a discrimination against poverty to disallow tiny homes
7. Many people are going tiny home to save money. It is a minimalist way of life. People with money and people with little money, are jumping on the tiny home train. Wouldn't YOU like to save a ton of money?
8. Nice looking and easier for some people to afford their own home.
9. People are looking for affordable places to live Smithville.
10. Seems to be better than no option. We need affordable options. Let's figure this out
11. They are an economical choice for affordable housing. This should be encouraged not discouraged in a time when housing is at an all-time high.
12. They are affordable.
13. They are homes. Homes contain human beings. Human beings have a right to shelter than can afford. This ain't a tough question if one cares about their fellow humans. Unfortunately in this country, and especially state, it depends on how much money one has in order for other human beings to care... or what colour you are, or what religion you are, or what sexual orientation you are.... sad.
14. They could help reduce our current rental housing shortage.
15. They should be allowed in city limits. We need affordable housing in Smithville.
16. Tiny houses need to be an option to allow lower income people a safe and affordable place to live, so they are not driven out of their community due to rising rents/home prices. Austin needs to follow suit.
17. We can either allow folks to buy homes they can afford or be willing to pay taxes to subsidize unaffordable houses for folks.
18. We need to address the requirement for low cost housing for residents who do not require or desire the cost/space of a more typically sized house. My personal preference would be to address this through

apartments or condos rather than tiny homes. This would be a more efficient use of space for housing and alleviate some of the ongoing maintenance concerns of small, standalone single family units.

19. We need to consider more than just Tiny Homes in this debate, but also the entire idea of Euclidean Zoning. And we need to consider the affordability of housing for people who live here now to avoid gentrification. Accessory Dwelling Units are important as well to help keep people on the property they own.
20. Well-built affordable housing will be an asset to our town
21. What a great way to give folks an opportunity to live simply, affordably and in community.

Location/District

1. I think they should be in specific areas. Not in historical district
2. IMO The property owned by the hospital is not a suitable location for tiny homes.
3. It is all about preserving what is attractive and special about the town. This should be fostered and promoted. Tiny Houses have no place here in my opinion
4. No problem with them in a trailer park setting, not moving in to a residential zone. I feel the same way about 'Country Inns' being put in residential zones.
5. Not here please!
6. Not in this town
7. They have their place and appeal. Do not feel they are appropriate for a small town like Smithville.
8. They have their place but not in the residential area of the city limits.
9. Though they are allowed out in the country, they should be allowed within the city limits.
10. Tiny homes are meant for country living off the grid, not for in town dwellings.
11. Tiny homes should be built on their own property, not mixed with large homes. And some Rules should be set up. Just like apartments, condos, etc. Make sure there is parking. We need an ordinance for all these.
12. Tiny homes should not be allowed in the city limits.
13. Tiny homes should not be allowed within the city limits. If someone wants to build a Tiny Home Community on their acreage outside the city limits, that should be further discussed. That would be a better option and the tiny home community could regulate their own build / design requirements.

Generally Positive

1. A necessary need in a community.....especially an aging population.
2. Addressing the housing shortage in Smithville is essential. This is a great option.
3. As long as safety and sanitation standards are met the only limitation should be the number of occupants
4. As my Kids leave and my space needs decrease it sounds better and better to only keep up the space I need.
5. Build more tiny homes all over Smithville. Attract new residents.
6. Done properly, they are great!
7. From what I've seen, tiny homes can be very charming and more attractive than some of the homes currently in our town. Setting standards is key to avoiding the typical mobile home park look.
8. I did not move here to have an HOA freaking out about every little thing. Some people like that, but not me. Tiny homes are different, and some people have a hard time with new things. They had the same problems when the wheel was invented, but they got over it and now gleefully drive their four wheels very slowly in the passing lane down Hwy 71. Every day.
9. I don't know why there would be a problem with tiny homes as long as the occupants are respectable neighbors and community members.
10. I have many selling tiny homes for almost 5 years. It is a higher class of people interested in leaving less of a footprint on this earth, joining together as families on the same property and there is a deep pride of ownership. People that never before could have thought they could own their own home- are homeowners and it is so rewarding to all involved. Please check the Tiny Home Industry Associate FB

page and you will be amazed at all the news sweeping across the Nation, zoning changes, Ben Carson calling for less restrictions, the tiny home industry is one of the most positive things going on our planet with a tremendous financial and social impact. I hope you vote yes!
www.facebook.com/TinyHomeIndustryAssociation

11. I personally have looked into tiny homes for property I own outside the city limits. I would like any placed in our residential areas to be "skirted" for a more permanent appearance as opposed to being left with wheels exposed like a travel trailer.
12. I saw a lot here in town on Olive Street with a garage for sale and my thought was that it would be a nice place to put two upscale tiny homes with nice, well kept, but small yards. And that would be a nice rental property. Three renters. Each would have a garage space. And things like that could be done nicely, and kept to a scale that both fits in with the community & appeals to some of the people that live here or want to move here but are on a budget.
13. I think I pretty much covered it in my response to question #8. The only objections I can think of are: property value concerns which I think are misguided, and safety issues/shady operators who might try to pass of substandard housing as a "tiny home." I think the City can regulate that. The IRTCH is a good place to start.
14. I think if done well, they could add good character to downtown, and good living for the homeowners. A creative yet practical approach could make it a very nice addition to the community
15. I think if someone uses a tiny home for a guest house or craft house in their back yard and follow similar structural guide lines I'm ok with that.
16. I think many have some super cool design and present an opportunity for destination tourism if they are plentiful and done well.
17. I think people are being a bit ridiculous about their fears. I've seen comments from individuals online that are saying, "I spent 1150-1200 a year for 20 years for my house!" However, homes these days are not priced like that. The average home now is 1,800-2,000 a sq ft and over \$200k. That with taxes and insurance, you're quickly going to double your mortgage payment. We pay over \$1500 a month in PITI and that's before constant repair and maintenance. I think affordable, eco-friendly, housing would be LOVELY and if designed well and with luxury materials- a tiny house community could be a great addition to the town!
18. I think they are better than mobile homes because tiny homes are built out of the same material as regular homes.
19. I think this is great that you are considering this and look forward to being a part of working with the city to implement the proper standards.
20. Just a plug, that these types of home, could be a boon to the city for solving housing issues for the temporary housing needs of families, for seniors, and for the chronically homeless: see www.mlf.org (community First Village in Webberville by Mobil Loaves and fishes) Totally cool, and I think a city like Smithville would be able to pull together a task force to look into this. I'd join, and the site supervisor of Meals on Wheels, the Senior Center. (Jenny Busche)
21. Let 'em in. Fire the shitty city manager for throwing such a hissy fit.
22. Let them in.
23. Love it! Hope to have one someday
24. Please consider looking at tax credit. I would be able to bring Mark Mayfield to town for a visit. He is the president and CEO of Texas Housing Foundation he is interested in having a presence in Smithville. I worked with him in Marble Falls he's us an amazing man with a great vision.
25. Please keep your minds open about this forward thinking idea. If there are obstacles and concerns, be creative in your problem solving instead of throwing away ideas that have opposing views or logistical challenges. Be bold. Think big.
26. They have been found to reduce their occupant's ecological footprints by 45% on average!
27. They're great, we can all conserve a little more, tiny house is a good start

28. Tiny homes are desired by some people for a number of reasons, from wanting more land area to needing a place for a relative, such as a mother-in-law. I don't feel neighbors have a right to tell others what size house they should own. As long as the tiny home owners keep them attractive and clean, it's none of the neighbors' business.
29. Tiny homes are great. Not everyone needs a large dwelling. Smithville should embrace tiny home living.
30. Tiny homes could help people to find a place to call home.

Generally Negative

1. Again, these are the modern mobile home. Maybe make them ok if owner occupied - that might keep the investors at bay. Our city is hot on the RE speculation list. I look to my city council to protect all that is special about Smithville.
2. Bad idea -- overcrowding -- excessive use of city services
3. Building Tiny Homes should not even be considered; it will ruin the historical character of Smithville
4. Don't do it Smithville!!
5. Generally Neutral
6. Hopefully decisions will be made using facts more than opinions.
7. Huge mistake
8. I believe Smithville brings in many new resident and tourists because of our small town charm. I believe tiny homes (or RVs or trailers or mobile homes or any other item that is not aesthetically pleasing) in the historic and business districts would be a threat to that growth. Especially tourism
9. I have a large concern that tiny homes would not provide enough tax revenue to pay for the city services that their population would require. I think multifamily dwellings would serve that same potential population while providing a sustainable tax base and avoiding the potential aesthetic issues within the city.
10. I know everyone thinks that this would be great for retired people and artists, but in reality keep the bum shacks out.
11. I personally think they are a fad and a bad idea.
12. I think they would create all kinds of problems we don't need. Let's build livable homes for low cost.
13. I'm absolutely against tiny homes or even smaller houses with wheels and brake lights. I think that they should be built as permanent structures of durable materials on pier and beam or concrete slabs. They should meet the same construction standards as conventional housing.
14. It really comes down to quality construction whether the home is tiny or big.
15. Just b/c they are affordable, I also hope that the home and yard are maintained to the rules of the community.
16. New manufactured homes should not be allowed and tiny homes should not be allowed. It will destroy the values and look/feel of our town.
17. Not a solution to housing. It's a fad. Resist the temptation.
18. Not in my back yard!
19. Please do not allow this to happen in Smithville.
20. Please do what is right for the esthetics of the small town ensuring growth.
21. Please don't
22. Please don't destroy our towns charm by allowing this.
23. Probably not a good idea unless they are all in a neighborhood together with heavy restrictions. And that might not work.
24. Really the only negatives I can think of regarding Tiny Homes is if they are really just the same thing as a tiny single-wide (poorly constructed housing that deteriorates quickly and because a heap of trash in 10 years) and if they were put in areas they don't fit, specifically the Historic District.
25. Same as mobile home. Should not be allowed in town.
26. Small and Tiny homes are not new. It is a resurgence
27. Survey wouldn't let me put comments above so: Tiny homes - most have no built in septic, big problem. No storage - where will everything be put? Have you looked around the city lately? Junk is everywhere -

ordinances are not being enforced- tiny homes will only make the problem much worse. Parking? Tiny house = parking in yard. City going to enforce that ordinance? How many tiny houses per lot?

Tiny houses = RV park and that's not wanted in this town nor do I want to live next to it,

28. The fixer flippers are driving housing prices too high
29. The growth in this area of housing is still so new that it is not a concept that many people can readily accept. The proof of viability lies in the experience once those types of homes are placed.
30. They are a fad. I've been watching the sales of them. They are going down... I truly see them no different than a RV or a mobile home.
31. They are a fad. Once the original crafty homeowners move out, they'll become a slum home.
32. They are better suited as weekend homes than permanent dwellings. If you outlaw flop houses and trailer houses why would you even consider allowing someone to live in a storage building and call it a house?
33. They are similar to a mobile home or manufactured home when built off site. If they are a small home built onsite on a concrete slab 800 sq foot would be a small home
34. Tiny homes should not be allowed to multiple out buildings
35. Tiny houses should be a personal choice, and a case by case consideration. I do not think there should be built as a low income housing solution.
36. We vote NO for Tiny houses.....

Regulation/Ordinances

1. If Tiny homes are zoned and monitored, they can be beneficial to Smithville
2. It's not anyone's place to regulate what size someone's home can be unless they move within a subdivision that actually has an HOA. Seems like just the way City governments trying to regulate so they can charge higher taxes
3. Like any new residential option, it should be thoughtfully controlled. I think there is a place for Tiny Homes and they can be very attractive and an asset to the community.
4. Please, please, please don't do this now. Maybe someday in the future but let's clean up our town and start enforcing existing ordinances first.
5. Properly managed, the allowance of tiny homes could have a positive, meaningful impact on our town. Mismanaged, tiny homes could erode the very fabric of the local community and the existing local population.
6. There should be some regulation, but they definitely should be allowed
7. There would seem to be three potential uses for tiny house or like properties. As a B&B or like rental. As a guest house for friends and family. As an office or studio where one does work to earn a living. The basic criteria should require these tiny houses, like all houses, to be kept up in order to not lower neighborhood values. Tiny or like small houses should either be aggregated on a large lot to create a "neighborhood" feel, or to create a B&B type space, or they could be a living/working space for existing home-sites.
8. Tiny Homes should be under the same control as trailer/pre built homes in the historic district are.

Information Needed/Requested

1. Do a public forum at rec center
2. I say open up the public forum on the matter. Austin just announced a new development of tiny apartments of 300sq ft. This is the direction the world is moving. Less maintenance on a larger house & smaller bills affording them more flexibility to "live" more than simply trying to pay for and maintain a larger dwelling. I look forward to seeing this conversation progress. Thank You for taking the time to create this survey.
3. I will be informing myself about these ideas and see why in this city the Tiny Homes are needed. REALLY.....!!!!
4. I would hope that the council has studied the positive and negative impact that tiny homes have had on other communities with historical neighborhoods.

5. If you have not already, talk with the city officials of Spur TX.
6. Look forward to hearing more.
7. Looking forward to learning more. We need flexible and affordable housing options.
8. Lots of unknowns at this time. I would need to see other tiny home "communities"
9. Love the concept and am intrigued by the tiny home communities in Austin and other places. Lots to consider.
10. Not at this time. Results of budget and location will influence my final decision to vote on the proposal.

Other

1. I don't live in town but I have a vested interest in Smithville
2. Not related, but can anything be done about the mobile homes in town? There are many that are unsightly and unkempt.
3. There are more issues in the community than to worry about if someone lives in a tiny home or not
4. Your earlier "Ban" on Tiny houses, is the reason I am moving to Bryan/College Station.