

**Testimony on HB2737 by:**

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SquareOne Villages is a non-profit organization developing safe, decent, affordable tiny houses for otherwise homeless individuals and families in Oregon.

We just recently broke ground on Emerald Village, which is a 22-unit tiny house community in Eugene for people with extremely low incomes. The dwelling range from 160 - 300 sq. ft. in size, will be built on permanent foundations, will include a small bathroom and kitchenette, and will be plumbed and wired to code by licensed contractors.

Residents will pay \$250 - 300 a month to cover operating costs as well as a share in ownership of the village. This offers an affordable housing option to people with part time work or Supplemental Security Income—commonly between \$700 - \$1,000 a month—that are otherwise homeless because it is not enough to afford the first, last, and deposit for your standard apartment.

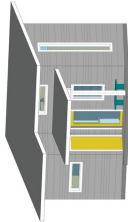
Over a dozen professional architects are leading the design and building of these homes. Through the process, the existing building code has presented challenges to designing compact, efficient, and cost-effective homes. The provisions included in HB 2737-A in its current form would offer a big step forward in beginning to address those issues while still ensuring high quality construction standards.

Aside from permitting more reasonable standards for ceiling heights, sleeping lofts, loft access, and an additional emergency egress option—HB2737-A would require tiny homes to meet all the same standards as any other house. Thus, it provides a legal pathway for more efficient and liveable tiny house designs—reducing the need for current work arounds that are being built throughout the state without permit or inspection.

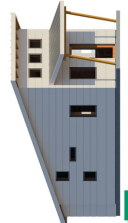
Our organization's experience has made clear that this is a state-wide problem that demands a state-wide solution. We recently received a grant from Meyer Memorial Trust to work with a group in Cottage Grove, Oregon to replicate our Emerald Village model in a rural community with fewer resources. We plan to submit for building permits on this project in the Spring of 2018, in which this measure would have a direct impact.

We've also received a grant to provide technical assistance to six other cities throughout Oregon that are interested in using tiny houses to provide transitional and affordable housing. Over the past year and a half we've consulted with groups in Medford, Roseburg, Portland, Washington County, Veneta, Florence, Redmond, Bend, Prineville, Curry County, and Ontario.

This is one of many steps needed to address the state's existing housing crisis. We urge you to take action towards a productive solution for making way for tiny houses by passing HB2737-A in its current form.



**C** Bergsund Delaney  
Architecture + Planning  
160 sf



**E** Rainbow Valley  
Design + Construction  
288 sf



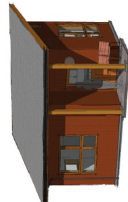
**F** Bryan Hadley  
Don Goertz  
200 sf



**U** SquareOne  
Villages  
160 sf



**N** DMc Architecture  
Honn Design  
+ Construction  
208 sf



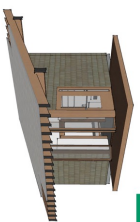
**H** Dustrud Architecture  
263 sf



**S** Fifield Architecture  
+ Urban Design  
265 sf



**A** Nir Pearlson  
Architect  
256 sf



**I** Lyndsey Deaton  
Christina Bollo  
180 sf



**J** Arbor South  
Architecture  
236 sf



**V** Willard C. Dixon  
Architect  
353 sf



**Q** dirtChic Builders  
209 sf



**P** Urban Collaborative  
273 sf



A PROJECT BY

# Emerald Village Eugene

*Providing an accessible and sustainable housing option for people with very low-incomes—through tiny houses that are safe, livable, and significantly more affordable within a stable community setting.*

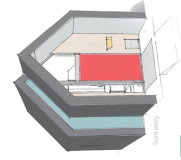
Emerald Village Eugene (EVE) is a project developed by SquareOne Villages, a non-profit organization creating self-managed communities of low-cost tiny homes for people in need of housing. It builds upon the success of Opportunity Village Eugene, a transitional micro-housing community for otherwise homeless individuals and couples. This next iteration of our "village model" will provide a more accessible and sustainable place to transition to.

Each of the 22 homes at EVE are designed to meet the definition of a permanent dwelling—including sleeping and living areas, a kitchenette, and bathroom—all in 160-300 square feet. The individual units will be supported by a common building that includes a gathering area, kitchen, laundry, restroom, and tool storage.

Unlike most affordable housing projects, residents of EVE will not simply be renters; they will be members of a housing cooperative with a share in ownership of the village—enabling them to create a modest asset that can be cashed out if and when they choose to move out.

Members will make monthly payments of between \$250-350 to cover operating costs. As part of this payment, each household will also accumulate a \$1,500 share, paid in increments over the course of 30 months.

more info: [www.squareonevillages.org](http://www.squareonevillages.org)  
contact: [info@squareonevillages.org](mailto:info@squareonevillages.org)



**M** Envelop Architecture  
+ Design  
198 sf



**L** SquareOne  
Villages  
160 sf

