



Tiny Homes, Big Impact: Sandown Couple Finds Housing Solution in Their Backyard

By Jamie L. Costa | The Eagle-Tribune | September 6, 2025

SANDOWN — When Jess Stevenson and her husband found themselves squeezed for space in their own home, they came up with a solution that’s now helping families across the state: build tiny.

For over a decade, Jess’s aging mother-in-law lived with the family under one roof. But as their children grew older and space became tighter, the Stevensons realized their multigenerational living situation needed an upgrade.

“She needed a better long-term aging solution,” Stevenson said. “And an ADU [accessory dwelling unit] was the answer for our family. We thought there might be other families in the same position.”

The solution came in the form of a detached tiny home built right in their backyard — and it sparked an idea that would grow into a full-time business. Combining Jess’s background in real estate with her husband’s experience in construction management, the couple launched Kinstruct Tiny Homes in 2023 — a New Hampshire-based company dedicated to designing and building customized ADUs on single-family lots.

“The housing market is so difficult right now,” Stevenson said. “This is such a good solution for family members trying to break into the housing market or looking for aging-in-place options.”

Most Kinstruct dwellings are under 1,000 square feet and typically cost between \$170,000 and \$350,000 — a more affordable alternative to traditional starter homes or long-term assisted living facilities.

And thanks to the recent passage of House Bill 577, it’s now easier than ever for homeowners to follow the Stevensons’ lead. The new state law requires all towns to allow both attached and detached ADUs by right, eliminating the need to seek special approval from local boards.

“We’re active in the political realm,” Stevenson said. “We let the state know what we were seeing — what real families were experiencing, not just survey data on paper.”

The benefits of ADUs go beyond aging parents. Many Kinstruct clients are looking to house adult children, bring in rental income, or create spaces for small businesses — including a recent project building a pottery studio for a Sandown artist.

“It’s so fun to see families realize their dreams when they figure out this solution checks all their boxes,” Stevenson said. “Each property and each family is different. We work together to determine where they want the unit, how they want it to look, and what path of least resistance makes the most sense.”

Stevenson believes that in five years, ADUs will play a major role in solving the housing crisis in New Hampshire.

“It’s practical, it’s flexible, and it meets so many needs — whether that’s family housing, rental income, or long-term care,” she said. “People find us, and we work together to bring their vision to life.”