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Ideas + Action for a Better City

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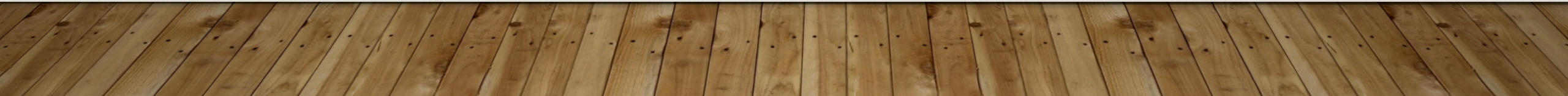
TINY HOMES ON WHEELS

LEGALIZING HOUSING OPTIONS

SPUR

SAN JOSE

JANUARY 17, 2020



PANEL

- **Dorsey Moore**, Executive Director and CEO of San Jose Conservation Corps + Charter School
- **Vianey Nava**, Nava Consulting (Moderator)
- **Martina Davis**, Supervising Planner, PBCE City of San Jose
- **Dan Fitzpatrick**, American Tiny House Association/Tiny House Industry Association

SJCC+CS

San Jose Conservation Corps + Charter School provides job training for transition-age youth (17 1/2-27 yo) in conservation and construction.

Challenge: A third of the students have housing insecurities which adversely impact their ability to focus on school, work and their health.

THE HOME PROJECT

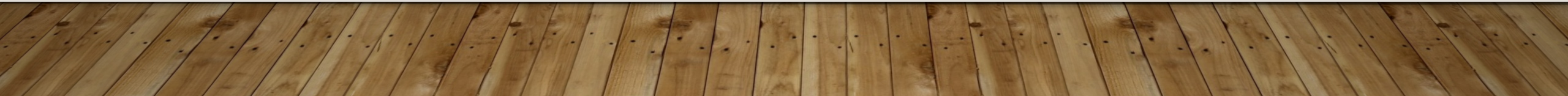
NEIGHBORS ENDING HOMELESSNESS

- Students trained to build **portable living units** (PLUs)
- SJCC leases backyards
- Families host PLUs and receive rental income
- Students pay below market rents
- PLUs aka moveable homes or tiny homes on wheels
- Full living facilities:
 - Flexible living space (counter, murphy bed and futon)
 - Bathroom (shower & toilet)
 - Kitchen (refrigerator, stove top, sink, cabinets & prep area)
 - Space heating & cooling



PORTABLE LIVING UNIT

FULL LIVING AMENITIES



LEGALIZE TINY HOMES ON WHEELS

- QUICKLY PROVIDE AFFORDABLE HOUSING CHOICES
- SUSTAINABLE HOUSING OPTIONS
- TRANSITIONAL HOUSING OPTIONS
- CURRENTLY ONLY ALLOWED IN AREAS ZONED FOR MOBILE HOME PARKS
- ZONING ORDINANCE AMENDMENT: INCLUDE AS PART OF ADU ORDINANCE

Factory Built Housing – FBH

Residential structure designed and constructed off site and then moved to site and placed on a foundation build to 2020 California Building Code standards inclusive of Appendix Q

- HCD is responsible for building code enforcement (3rd party firms)
- Local building departments for foundation and utility hookups



Daniel Fitzpatrick cityrenewal@hotmail.com

*Under current Building Codes, the cottages below
may well be consider a permitted ADU*



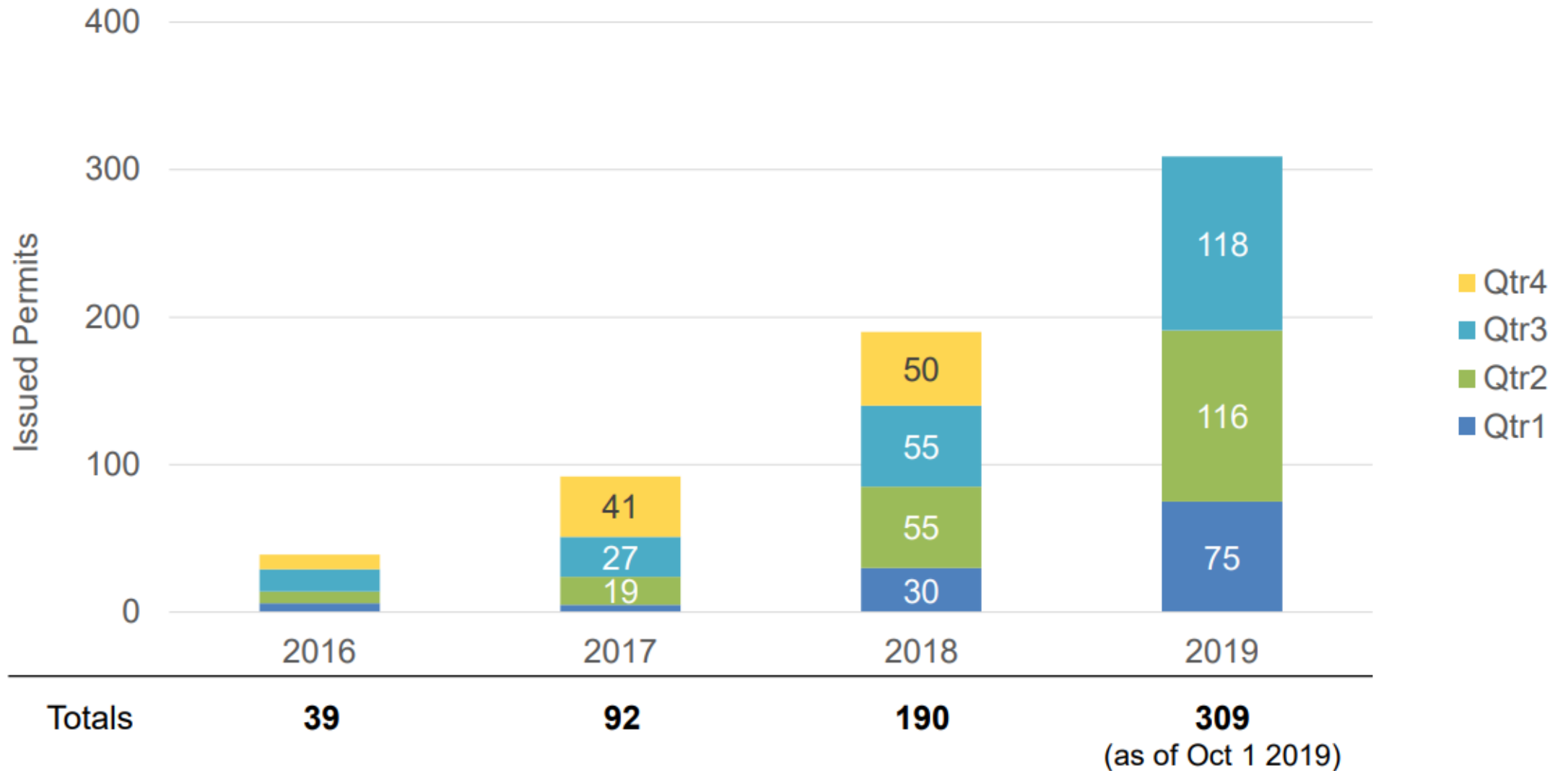
Daniel Fitzpatrick cityrenewal@hotmail.com

But these cottages would NOT be permitted!



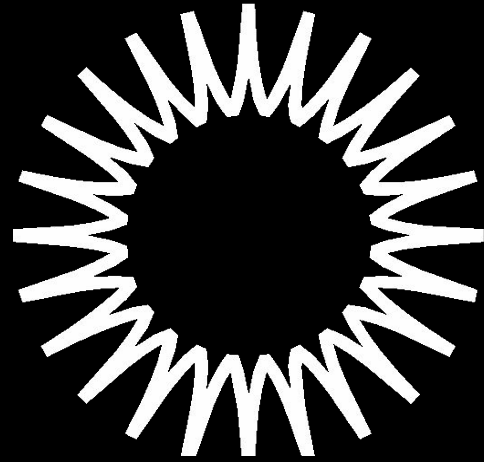
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ADU Permit Issuance is increasing each Quarter



City of San Jose Considerations

- New ADU rules facilitate adoption of Portable Living Unit regulations
- Ensure health and safety
 - Plan review and inspection
 - Sanitation
- Maintain community/neighborhood character



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