

**Date:** February 7, 2020  
**To:** Santa Clara County Board of Supervisors  
**From:** San Jose Conservation Corps + Charter School

**Subject: Zoning Ordinance Amendment No. NS-1200.371—Movable Tiny Homes**

---

### **San Jose Conservation Corps + Charter School**

San Jose Conservation Corps + Charter School (SJCC+CS) provides transition-age youth (18-27 years old) with a high school education and job training in conservation and construction. It serves very-low income young adults and given the high-cost of living in Silicon Valley it is difficult for them to find affordable housing. As a result, over 30% of the students are housing unstable and many are homeless, this makes it difficult to attend school consistently, stay focused and healthy. Thus SJCC+CS faces a *housing emergency* and therefore has developed a program to address it while at the same time providing multiple benefits to the community.

### **Student Housing Project**

The Student Housing Project (SHP) will provide job training in building portable dwelling units (PDUs) (a.k.a. movable tiny homes and tiny homes on wheels), lease backyards of single-family homes and place housing insecure students in the units. The PDUs will be rent restricted at 40% AMI or \$1,025 of which, the host families will receive passive rent income of \$500 per month. SHP will have wrap-around services such as property management and resident services to ensure a successful program. The benefits include: students obtaining marketable job skills, a sense of pride and affordable housing while they finish the program; the program will seek host families that are low-income and seniors on fixed income which typically are endangered of being displaced; all while preventing chronic homelessness amongst young adults.

SJCC+CS however, is unable to implement this program without first having the appropriate zoning in place, as PDUs are currently only allowed in mobile home parks in most jurisdictions across the state. Some jurisdiction have recognized PDUs as a viable tool to alleviate the housing crisis and cities such as [Fresno](#), San Luis Obispo [SLO](#) and [Los Angeles](#) have already legalized them and [San Jose](#), [San Diego](#) and [Humboldt](#) County are on the cusp of amending their zoning ordinance.

### **Zoning Ordinance Amendment**

Amending the zoning ordinance to include PDUs as part of the accessory dwelling unit (ADU) ordinance will allow PDUs to be placed anywhere an ADU is permitted. This change will allow SJCC+CS to implement its program as well as open the door for any homeowner looking to have temporary housing in their backyard to house their loved ones, friends or have as a rental—potentially preventing displacement. The amendment is not intended to allow recreational vehicles (RVs) or travel trailers to be used as housing. The County's Planning Department has drafted a zoning ordinance amendment emulating recently approved ordinances, which contain design requirements that force PDUs to be built like an ADU.

**Portable Dwelling Units**

Portable dwelling units are independent living facilities just like an ADU—they have a full bathroom, kitchen and a flexible living area and the utilities (electrical, sewer and water) are connected to the primary home. The structure sits on a trailer which allows them to be towed and placed—they are not self-propelled. While PDUs are considered vehicles, they are constructed with traditional building materials and estimated to last 30-years. They look and feel like an ADU (not an RV or travel trailer). SJCC+CS' PDUs meet standardized codes such as ANSI, NFPA and local residential building codes as well as vehicle codes. The PDUs are 160 square feet (18' length x 8'6" width + a 2' x 4' niche) designed to accommodate two students, with a futon and a murphy bed. It also includes an amenity package consisting of refrigerator, microwave/hood, HVAC and stove top appliances as well as security features such as keypad and Ring entry system and Amazon's Echo Show.

PDUs create an entirely new class of affordable housing which has the potential to make a significant impact in alleviating the housing crisis, preventing displacement and chronic homelessness.

For all of the reasons described above, we kindly ask you, the Board of Supervisors, to approve the zoning amendment and legalize portable dwelling units a.k.a. movable tiny homes.

Thank you for your consideration of our request!

Sincerely,

Dorsey Moore  
Executive Director  
San Jose Conservation Corps + Charter School

**From:** [Doyle, Peggy](#)  
**To:** [BoardOperations](#)  
**Subject:** FW: [EXTERNAL] Supervisors Meeting 2/11 Agenda Item #8  
**Date:** Monday, February 10, 2020 10:27:19 AM

---

---

**From:** Heather Poore <heather\_poore@icloud.com>  
**Sent:** Monday, February 10, 2020 10:20 AM  
**To:** Doyle, Peggy <peggy.doyle@cob.sccgov.org>  
**Cc:** Stavem, Christine M <christine.m.stavem@BOS.SCCGOV.ORG>  
**Subject:** [EXTERNAL] Supervisors Meeting 2/11 Agenda Item #8

SCC Board of Supervisors,

I am writing to urge the board to vote against allowing ADU's for San Martin.

Please [help us keep San Martin rural](#) and agriculturally viable.

Can I please explain my current situation which I believe will get worse if ADU permits are expanded?

I get to look out my side window and see a run-down RV parked right next to our property line because our next door neighbor loves the extra income. Across the street another neighbor also has renters living in the backyard. For these two un-permitted rentals, there are ten vehicles. Yes, TEN vehicles. Apparently renters who pay under the table rents, in sub-standard rentals, have disposable income to purchase and maintain multiple cars.

My next door neighbor has already informed me that she is looking into the possibility of bringing in another renter on her property as well. "Because they could use the money."

Our family pays \$12k annually in property taxes, struggles with mortgage payments and invests sweat-equity to maintain our 2.5 acre yard. We make this sacrifice to live in a country environment with our two young children. Ten years ago when we moved in, our street was lovely, just home-owners residing on a little ol' county lane.

Now I get to worry about what type of people are living next-door in these low-rent/un-permitted residences. I get to look out my side window at an unsightly RV with a wooden lean-to front porch and junk stacked up around it. I get to see additional vehicles scattered around, and experience additional cars coming and going. I get to worry about whether their toilets are truly tied into the septic system correctly or if corners have been cut allowing human waste into the groundwater. (Don't get me started on lack of enforcement resources...)

Relaxing the ADU restrictions for our wonderfully unique rural San Martin will only it make it worse!

Please do not attempt to make an insignificant dent in the housing shortage by allowing ADU

permits (and emboldening un-permitted rentals.) Help us keep San Martin agricultural. Please let us retain our rare and beloved “country” lifestyle.

I greatly appreciate your time in hearing my concerns and respecting the wishes of our passionate San Martin neighbors to protect our rural community.

Regards,

Heather Poore