

**From:** Mahmood Khan  
**Sent:** Friday, April 10, 2020 9:55 AM  
**To:** District 10 <District10@sanjoseca.gov>; City Clerk  
**Subject:** San Jose City Council to Consider PDUs/THOWs on 4/14/2020

**VIA EMAIL: Johnny Khamis; city.clerk**  
**RE: Item 10.1 (a) File No. PP20-003**  
**In Support of Zoning Ordinance Amendment to Legalize Tiny Homes on Wheels (THOWs)**

Dear Councilmember Johnny Khamis and the City Council:

San Jose Conservation Corps + Charter School (SJCC+CS) has been serving transition-age youth (18–27 years old) for over 30 years, providing job training and high school diplomas. SJCC+CS has dedicated their efforts to supporting young adults with job training, high school diplomas, professional development and mentoring.

The program provides job skills in both conservation and construction, so students have an opportunity to earn a living wage in Silicon Valley and live positive and productive lives. However, the housing crisis has hit home and more than a third of the students are housing insecure or homeless, adversely impacting their ability to successfully complete the program. Transitional housing has been heavily impacted and permanent affordable housing cannot be built fast enough. In order to rapidly house students and stem chronic homelessness, SJCC+CS has been forced to develop its own solution.

SJCC+CS has developed a job training-housing model where students learn to build portable dwelling units (PDUs) (a.k.a. tiny homes on wheels), where they can live while attending the program. SJCC+CS would lease backyards of single-family homes and homeowners would receive rental income—low-income families or seniors on a fixed income would greatly benefit from this additional income.

On March 25<sup>th</sup>, the City of San Jose's Planning Commission unanimously approved the zoning ordinance amendment to incorporate PDUs within the accessory dwelling unit (ADU) zoning ordinance as tiny homes on wheels (THOWs) we urge you to do the same and approve the amendment.

The ability for SJCC+CS to provide interim housing to its students, vulnerable young adults who are among the fastest growing population of those experiencing homelessness, will help stabilize their lives while providing an opportunity to study and gain marketable job skills in the construction trades—all of which is a win for our community!

Best regards,

Mahmood Khan

April 13, 2020

City Council  
City of San José  
200 E. Santa Clara Street  
San Jose CA 95113

**In re: Item 10.1(a) Support for Zoning Ordinance Amendment File No. PP20-003**

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers:

We write to urge you to approve the Planning Commission recommendation and adopt zoning ordinance amendment File No. PP20-003 to make provisions for use of Portable Dwelling Units (PDUs) - also known as “tiny homes on wheels” - as Accessory Dwelling Units (ADUs).

In response to the housing affordability and availability crisis, the California State Legislature and local jurisdictions - thanks to your leadership and initiative, including the City of San José - have recently adopted measures to facilitate and expedite the design, permitting and construction of ADUs and tiny homes including Bridge Housing Communities.

In fact, SPUR’s August 2017 report, “Room for More: SPUR’s Housing Agenda for San José,” included a key strategy and call for the City to enable greater production of housing that is affordable by design and allow the construction of in-law units and other smaller living spaces. Since that time, significant progress has certainly been made toward this end and the City has become a model for other jurisdictions in this regard.

Now, building on this effort, the San José Conversation Corps + Charter School (SJCC+CS) is bringing forward another innovative program and solution to our housing crisis, to wit, portable dwelling units that can be quickly and relatively inexpensively constructed in a backyard. SJCC+CS estimates the construction time to be five (5) days and the cost to be approximately fifty-thousand dollars (\$50,000).

As a key benefit, the SJCC+CS Housing Solutions Enterprise also allows students to obtain a high school diploma, develop job skills, and acquire employment in the construction industry.

The SJCC+CS PDU is a 153 square foot fully independent living unit - much like an ADU - with a kitchen, bathroom, flexible living space for double occupancy, and an amenities package which includes appliances (mini-fridge, stove top, HVAC, microwave/hood) as well as a keypad, Ring entry system, and Amazon's Echo Show.

SJCC+CS will train students to build the units, lease backyards to place the units, and rent the units at below market rents to its students, while the host family will receive monthly rental income. However, to allow this program to go forward, the existing zoning ordinance must be amended.

Portable dwelling units in general and the SJCC+CS program in particular are worthy of support and represent exactly the kind of affordable housing solutions with substantial co-benefits that our community desperately needs at this time. For these reasons, we urge adoption of the proposed zoning ordinance amendment.

Sincerely,

Michael Lane, San José Policy Director  
SPUR

**From:** Steve Lopes  
**Sent:** Monday, April 13, 2020 4:12 PM  
**To:** City Clerk  
**Subject:** FW: Item 10.1 Item 10.01 (a) File No. PP20-003

## **In Support of Zoning Ordinance Amendments to Legalize Tiny Homes on Wheels (THOWs)**

Dear San Jose City Councilmembers,

For over 30 years the San Jose Conservation Corp & Charter School (SJCC&CS) has been serving underprivileged transition- age youth (18-27) , a category not served by any other non-profit , by providing job training, professional development life skills, and a high school diploma. The goal is to provide students the opportunity to learn skills that will help them earn a living wage and live a more productive life.

I recently learned that one third of the SJCC&CS students are couch surfing or living in their cars in conditions that makes it extremely difficult to make it to class and concentrate on their studies.

Therefore the SJCC&CS has developed a job training program where students learn to build portable dwelling units (PDUs) “tiny homes on wheels”, where they can live while attending SJCC&CS’s programs, and at the same time learn skills that can move them into the higher paying construction trades.

As a member of the SJCC&CS board I have been following the progress and evolution of the Corps’ development of their Tiny Homes on Wheels (THOWs) project and it is quite impressive.

The plan is to move these PDU’s into the backyards of selected single-family homes where the homeowners would receive rental income from the SJCC&CS. Low income families or seniors on a fixed income would greatly benefit from this additional income while the program is administered and managed by the SJCC&CS.

On March 25<sup>th</sup>, the city of San Jose’s Planning Commission unanimously approved the zoning ordinance amendment to incorporate PDU’s within the accessory dwelling unit (ADU) zoning ordinance as tiny homes on wheels (THOW’s) , we urge you to do the same and approve the amendment.

The ability for SJCC&CS to provide interim housing to its students, vulnerable young adults who are among the fastest growing population of those experiencing homelessness, will help stabilize their lives while providing an opportunity to study and gain marketable skills in the construction trades - all of which is a win for our community! We look forward to you approving this strategic amendment.

Sincerely,

**Steve Lopes**

Western States Oil Co.  
Spartan Tank Lines Inc.  
[www.lubeoil.com](http://www.lubeoil.com)

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**Staff**

Leslye Corsiglia  
*Executive Director*

**TRANSMITTED VIA EMAIL**

April 14, 2020

Honorable Mayor Sam Liccardo and Members of the City Council  
City of San Jose  
200 East Santa Clara Street, 18th Floor  
San Jose, CA 95113

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Carrasco, Esparza, Foley, Khamis, and Peralez.

**RE: 10.1 Zoning Ordinance Amendment, File NO. PP20-003**

We write today on behalf of our members to **support the changes to the City's zoning ordinance that will allow tiny homes on wheels in San Jose**. If approved, San Jose will become one of the first cities in California to take this action.

Thanks to your leadership and the hard work of City staff, Accessory Dwelling Units (ADUs) are now an important part of the multi-pronged response to San Jose's housing crisis. In 2019, with a newly streamlined process, proactive marketing, and "ADU Tuesdays," the city permitted 416 ADUs, up from 187 in 2018.

But while many homeowners are interested in adding an ADU, they are deterred by the time and costs. It can take 12-18 months to plan and build an ADU and cost \$250,000 or more, beyond the budget of many homeowners. In contrast, industry experts say that tiny homes on wheels can be installed in 30-45 days, and at costs below \$100,000. By legalizing tiny homes on wheels, significantly more homeowners will be able to add ADUs to their backyards.

In 2018, during the expo at the San Jose Fairgrounds, we saw the creative diversity of tiny homes/ADU models on wheels. We are also impressed by the San Jose Conservation Corps + Charter School model and program as an excellent example of how these products can respond to the full range of housing needs and opportunities in our communities.

Thank you for your leadership in responding to our community's housing crisis.

Sincerely,



Leslye Corsiglia  
Executive Director