

public comment of support and concern for ADU ordinance

Our Backyard Homes

May 18, 2018 12:28 PM

Posted in group: Clerk-PLUM-Committee

Re: Draft ordinance dated May 11, 2018

I am writing on behalf of my organization, partners and supporters with both support for mandating lawful regulations for moveable tiny homes and yet concerns for some of the requirements therein.

The future of moveable living in the city is in affordable housing. The dearth of affordable housing is incredible in this city. Moveable tiny homes can change that, letting folks build, buy, or rent-to-own moveable tiny homes and find parking with landowners willing to rent space on their land to do so. This can greatly transform the availability of affordable housing in our city. Converting underutilized residential land into space to park affordable dwellings can increase the offerings of affordable housing in our city by many thousands. *If the ordinance is enacted carefully.*

Folks with equity in their moveable tiny homes and organizations working on behalf of independent folks who can't afford housing ought to be able to wheel their moveable tiny homes onto someone's yard without serious landowner effort. Or, to put it another way, landowners are most likely to invite moveable tiny homeowners to rent a piece of property to park if *the process is simple.*

Two particular ordinance stipulations make moveable tiny home living not so simple. Foremost is the outright requirement for full hookups to utilities--without a stipulation for responsibly sustainable off-grid technology.

Section 2: F) 6. Movable Tiny Houses shall be connected to water, sewer and electric utilities.

It is necessary to require functioning utilities in a living space; however, failing to provide an amendment for proven off-grid systems misses the point of a mobile, independent structure. With widely available technology for solar, gray water dispersal, composting, and air-water generation, this stipulation feels outdated from the start. Connecting to a utilities system is an intrusive deterrent to landowner involvement in adding affordable housing. This is why we need a permit and fee system that supports off-grid systems.

The second concern also regards costly landowner involvement:

Section 2: F) If the wheels are not removed, the wheels and leveling or support jacks must sit on a paving surface compliant with LAMC 12.21 A.6(c), and the wheels and undercarriage must be hidden.

Both stipulations are expensive. Both take time. Both require crews making *permanent* property modifications for a temporary structure. Significant landowner investment is required. Instead of boosting affordable housing by inviting in lower income rentals, **with the way this law is written, landowners will be unlikely to invest in required improvements for moveable tiny homeowners seeking an affordable living alternative.** Instead, they will invest in their own moveable tiny homes that'll yield them \$100/night on Air BnB.

There is a real opportunity with this ordinance to empower non-landowning folks struggling with the rising cost of living in LA. But that reality is jeopardized by the language in this ordinance.

Please consider injecting an off-grid permit (and fee, if revenue is a concern) provided the systems meet a certain standard. Or a waiver if an approved organization is administering the housing program in charge of the moveable tiny home(s). Either would help create space for *serious* change in the landscape of affordable housing here in LA. Thank you for your consideration.

Regards,

Matt "TK" Devine



Founder & President, Our Backyard Homes
2050 Imperial Street
Los Angeles, CA 90021
424.666.7234
info@ourbackyardhomes.org