

November 7, 2023

Regular

Meeting

Item #1. -

David Rosky

David Rosky
Nov. 5, 2023

To: Mono County Supervisors
Re: Nov. 7 BOS meeting RV discussion

Dear Mono County Supervisors,

My name is David Rosky, I'm a resident of June Lake. I'm also a member of the Mono Basin Housing Working Group and have been following the RV Discussion which has garnered considerable attention in the past few months.

I will be out of town on Nov. 7 and may not be able to attend the Board of Supervisors meeting, so I would like to file a public comment in writing.

Wendy Sugimura has compiled a comprehensive list of options for the RV issue. Since the document spoke to the possibility of additional suggestions, I would like to propose an additional option in the "immediate solution" category which leverages a model that already exists within the County, and thus should be possible to implement fairly quickly.

The idea is to extend the existing practice of temporarily permitting RVs for up to two years of non-emergency use while building a house on a residential lot to also include the case of temporarily housing families who are at risk of losing housing or are currently homeless but happen to have access to an RV. The temporary nature of these permits could quickly relieve pressure on RV dwellers who are struggling with housing and prevent sudden and harmful displacement of community members while still mitigating many of the 'cons' on Wendy's list of cons and provide an efficient short-term solution until longer-term solutions of similar affordability are worked out.

To make this idea practical, there could be some additional requirements beyond the house-building use case:

- The occupant would be allowed to reside in an RV on an individual residential lot for a temporary period of time. The time period could be the same as is currently allowed for the case of building a house, or it could be different if a different time period is more appropriate.
- To address Wendy's concerns of people who just want to engage in "camping", the renter could be required to make a case to the County that they are within the housing income gap that makes it difficult for them to afford traditional housing and that the RV will not be a second home. NOTE: Throughout the document, there is a lot of concern expressed about people who just want to be camping, or perhaps just live below their actual means, etc. This is a valid concern, and any system of vetting people will

probably have a few cheaters get through, but we should be mindful not to avoid moving in a direction that helps our struggling community members because of the fact that there will be a few cheaters, just as we don't shut down the entire highway system because we can't catch all speeders or reckless drivers.

- During the permit period, the occupant could be required to work with the County on a longer term solution which would go into effect at the end of the permit period, perhaps a path toward exchanging the RV for something close in affordability such as a tiny home, which would then meet the CBC (meeting the definition of a dwelling) and address aesthetic concerns. While ADUs may become an option for some, it's important to recognize that they won't solve all cases, and a CBC-compliant tiny home will still be considerably less expensive and may become the only non-RV option for many.
- The temporary nature of this permit would help address Wendy's concern of disincentivizing the ultimate use of a more long-term-appropriate dwelling unit. It would also help address the 'con' of ensuring that RVs are used primarily as a path to longer-term housing and not for long-term recreational camping, etc.
- The lot owner would be required to install full sanitary hookups for the RV.
- Concerns about change to the character of neighborhoods is a valid concern, so there could be caps on the total number of RV permits in a neighborhood.
- There may be other requirements or constraints, such as requiring fencing of the RV area, etc.
- During the time these permits are issued, the County and community can continue to develop workable solutions for community members within this RV housing income gap, for example developing a permitting process for tiny homes, which would then be CBC compliant and are generally considered to be more suitable as housing and a better aesthetic match to most existing communities.

Justification:

This option would allow many of our community members who are at risk of losing housing or already homeless to remain within our communities while they work on practical longer-term housing solutions, rather than being relocated into RV campgrounds or other types of socially isolating situations like 'safe parks' that are more appropriate for the homeless situation in large cities, or being completely driven from the area as happens regularly. Keeping community members within our communities should be an important goal of transitioning them to longer-term affordable options.

This option is also likely to be less costly and more efficient than options such as isolated safe-park areas or trying to get owners of private RV campgrounds to support long-term year-round site rental which is less economically attractive and in most cases would require

upgrades to water and sewer systems and significant winter workloads, all likely requiring county subsidies to keep the cost to the renters affordable.

Lastly, relieving the immediate pressure on current community members who are struggling with housing could also be achieved with an enforcement moratorium, but that approach would, at least temporarily, allow all uses, including the ones you don't want. Maybe this approach is needed at the very beginning, but it should become less necessary with a temporary permitting system.

Respectfully,

David Rosky