Class A Home Sites
Palo Alto-Menlo Park-East Palo Alto
(Mountain View)

A Tri-City Concept For Affordable Housing

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Before Bill Hewlett and David Packard created their dream, the first thing they needed was a place to live...

Registered landmark

Original Workspace
Palo Alto Crackdown

Mike Becker, 52, tried to resuscitate his friend’s recreational vehicle with makeshift tools on June 26, 2017.

Move vehicle every 72 hours...CHP considers a RV on the Street a Vehicle, but when it is “Hooked Up” to water, sewer and electric, it is then considered a Home.

Attention!
This message is from the Palo Alto Police Department.

As a result of increased complaints from the community, the Palo Alto Police Department will begin immediately enforcing the California Vehicle Code and the Palo Alto Municipal Code as they pertain to vehicles parked longer than 72 hours in the same location.

Please do not park your vehicle on streets within the City of Palo Alto for more than 72 hours without moving.

We thank you in advance for your voluntary cooperation!
FOUR AREAS OF FOCUS FOR TONIGHT

Recreational Vehicle V. Accessory Dwelling Units

1. Private Homeowner
2. Commercial Development
3. Faith Based Properties
4. Veteran Administration Property
This Housing Concept is A Transit Oriented Development for the Special Needs of the Following Groups...

Veterans

Work Force Housing

Police-Fire-Teachers

Single Parents With Children

Families in Forclosure

Migrant Workers

Convalesing Parents

Displaced Single Adults
<table>
<thead>
<tr>
<th></th>
<th>Very Low 0-50%</th>
<th>Low 51-80%</th>
<th>Moderate 81-120%</th>
<th>Above Moderate 120%+</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Palo Alto</td>
<td>691</td>
<td>432</td>
<td>278</td>
<td>587</td>
<td>1,988</td>
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<tr>
<td>East Palo Alto</td>
<td>64</td>
<td>54</td>
<td>83</td>
<td>266</td>
<td>467</td>
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<tr>
<td>Menlo Park</td>
<td>233</td>
<td>129</td>
<td>143</td>
<td>150</td>
<td>655</td>
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**Tri-City Total:** 3110
<table>
<thead>
<tr>
<th>Location</th>
<th>Adult Only Households</th>
<th>People in Adult Only Households</th>
<th>Family Households</th>
<th>People in Family Households</th>
<th>Total Households</th>
<th>Total People</th>
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<tbody>
<tr>
<td>Unsheltered Count</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Streets</td>
<td>327</td>
<td>331</td>
<td>0</td>
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<td>331</td>
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<tr>
<td>Cars</td>
<td>92</td>
<td>98</td>
<td>18</td>
<td>59</td>
<td>110</td>
<td>157</td>
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<td>RVs</td>
<td>89</td>
<td>95</td>
<td>17</td>
<td>56</td>
<td>106</td>
<td>151</td>
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<td>Encampments</td>
<td>136</td>
<td>136</td>
<td>0</td>
<td>0</td>
<td>136</td>
<td>136</td>
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<tr>
<td><strong>Subtotal Unsheltered</strong></td>
<td><strong>644</strong></td>
<td><strong>660</strong></td>
<td><strong>35</strong></td>
<td><strong>115</strong></td>
<td><strong>679</strong></td>
<td><strong>775</strong></td>
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<tr>
<td>Shelter Count</td>
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<td></td>
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<tr>
<td>Emergency Shelters</td>
<td>152</td>
<td>152</td>
<td>12</td>
<td>35</td>
<td>164</td>
<td>187</td>
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<tr>
<td>Motel Voucher Programs</td>
<td>0</td>
<td>0</td>
<td>22</td>
<td>67</td>
<td>22</td>
<td>67</td>
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<tr>
<td>Transitional Housing</td>
<td>155</td>
<td>155</td>
<td>78</td>
<td>299</td>
<td>233</td>
<td>454</td>
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<tr>
<td>Institutions</td>
<td>289</td>
<td>289</td>
<td>0</td>
<td>0</td>
<td>289</td>
<td>289</td>
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<tr>
<td><strong>Subtotal Sheltered</strong></td>
<td><strong>596</strong></td>
<td><strong>596</strong></td>
<td><strong>112</strong></td>
<td><strong>401</strong></td>
<td><strong>708</strong></td>
<td><strong>997</strong></td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,240</strong></td>
<td><strong>1,256</strong></td>
<td><strong>147</strong></td>
<td><strong>516</strong></td>
<td><strong>1,387</strong></td>
<td><strong>1,772</strong></td>
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</table>
East Palo Alto
Parcel Size Study /Political Debate will yield **3100 Sites** for ADU/Secondary Units

Study of Parcel Sizes
(Second Unit Provisions)
What is an RV...What is an ADU

**Recreational Vehicle**
California Code, Health and Safety Code - HSC § 18010

- (1) It contains 400 square feet or less of gross area
- (2) It is built on a single chassis.
- (3) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

**Accessory Dwelling Unit**

- An accessory dwelling unit (ADU) is a second dwelling unit on a lot with a house, attached house or manufactured home and smaller than, the main dwelling.
ADU
(Accessory Dwelling Unit)
An ADU is a separate self-contained smaller living unit with bathroom and kitchen facilities located on the same lot as the single family residence.

The City of Santa Cruz only requires that an ADU/Secondary Unit have a kitchen, bathroom, and place to sleep.

The Tiny House Movement
Siena Class A Mobile Home

No Longer In Production
Full Size Stove/Range
Full Size Refrigerator
Here is an example of how an **ADU** can make you money:

- 1. Convert Garage to ADU
- 2. Build the ADU for 75,000.
- 3. Bank $75,000, at 4.5% for 30
- Monthly payment of $380
- **Rent it for $1,000 per month.**
- **A net gain of $550 per month!**
- Property value has risen by at least $75,000

Here is an example of how an **RV** can make you money:

- 1. A Recreational Vehicle (RV) meets the IRS definition of a second home if it contains sleeping, bathroom and kitchen facilities.
- 2. Interest on a RV loan is **tax deductible** as a second home.
- 2. Build RV Home Investment Infrastructure **$10,000**
- 4. **RV Loan Amount:** 7500 X 3.79%@ 10Years+ **7519**
- **Rent out the Space or Rent the RV on your Space....**
Four Bad Examples

A

B

C

D
Class A Infrastructure
(Private Homeowner)

Single Family

RV On Site

Electric
Water
Sewer
Commercial Development

Menlo park

East Palo Alto
Rick Harrison Site Design
Neighborhood Planning

coving
bayhomes
connective neighborhood design
Concept in A Residential Configuration... Titusville, Florida

Single Family Homeowners with Available Space on their Properties can receive Assistance to Make the Infrastructure Requirements and rent the space ...
Corporate Interests

Leale’s RV
James Michael Leale, Sr.
February 15, 1942 – May 28, 2016

Seagrins RV

RV with Me
Class A Infrastructure

Avila Beach, California

Commercial Space

Typical Class Hookup
Sewer, Water, electric
Faith Based Properties

1. Churches are allowing people to park cars and sleep in their parking... The “Trinity of Existence” is lacking... Water, Sewer, Electric

2. We are calling upon a change in zoning to allow churches to build Class A Infrastructure so people can park there with Water, Sewer and Electric
Veterans Administration Property

1. Long Term Patients who have family members visit reside at Fisher House...which is sometimes at capacity

2. We are calling upon the VA to build RV Spots so family members can stay on site while their love one heals...
President Obama
First To Have
Recreational Vehicle
In Fleet

The price tag for each bus: $1.1 million, purchased from Hemphill Brothers Coach Company in Tennessee. A representative declined to answer questions about the bus but the company’s website displays a number of coaches for sale, including used buses, one of which was previously the ride of a "popular country music act".

It’s the first time the Secret Service has had a bus in its fleet of vehicles, which includes armored limousines (referred to as "The Beast" when the president rides in one) that were added when President Obama took office.

The Secret Service bought the buses in anticipation of the busy 2012 presidential campaign and assisted in the design of the vehicles.

"We felt we were overdue for having an asset like this in our fleet," Secret Service spokesman Ed Donovan told CNN. "Candidates and presidents have been participating in bus tours since 1980."
Honorable Clarence Thomas
U.S. Supreme Court Justice

Justice Thomas, Won RV Spirit Award said,
“being an RV’er helps me do my job better.”