

From: Dan Fitzpatrick

Sent: Thursday, June 13, 2019 6:34 AM

To: Ben.Metcalf@hcd.ca.gov; CSAdmin@hcd.ca.gov

Cc: thomas.g.martin@hcd.ca.gov; Greene, Henry@HCD; Westfall, John@HCD

Subject: Appendix Q inclusion in CA CRC

Gentleman,

I wish to take this opportunity, on behalf of the American Tiny House Association, to thank you and your staff for HCD's proactive efforts to incorporate Appendix Q (tiny homes) as a **mandatory** component of the California Residential Code which will become effective January 1, 2020.

We were initially quite concerned that Appendix Q would be optional to the states 540+/- cities and counties, rendering it, for all practical purposes, useless. Through a series and emails and phone calls with your staff (Tom Martin and Henry Greene) yesterday, we were heartened to learn that your department has adopted the provisions of Appendix Q which will make its provisions mandatory across all local government jurisdictions.

With that knowledge we were able to confirm with John Westfall, that FBH next year can be built to CRC standards, inclusive of Appendix Q, if those units are 400 sq. ft. or less, and such FBH units would be permitted anywhere in California. That is welcome news to the FBH industry and to those of us that are trying to bring affordable units to housing challenged Californians.

Such tiny homes are becoming a significant part of the ADU offerings around California, as they can comfortably fit in the backyards of our urban single-family home districts. A property owner will now have the option to either stick build or purchase a

FBH unit for their ADU that can be compactly and efficiently built to the new Appendix Q standards. Availability of such "tiny" units will also be of assistance to communities recovery from fire and other natural disasters.

We believe that you will be seeing many current and new manufactures of FBH begin to offer tiny housing units specifically targeting the expanding ADU market. Provisions of Appendix Q gives them the design and construction options for a quality housing unit and they can now produce them for a California wide market.

Again, thank you for your progressive actions relative to Appendix Q, as they will in a "tiny" way assist in alleviating our state's severe housing crisis.

Dan

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