

# Interim and Supportive Housing Temporary Occupancy of Recreational Vehicles FAQ January 12, 2021

**Purpose:** The Interim and Supportive Housing Ordinance enables temporary occupancy of RVs in very limited circumstances in order to provide a safe living situation for people experiencing homelessness during a County-declared shelter crisis. The intent is for a homeowner to be able to let a friend or family member who is having a difficult time occupy one RV on their property if the property meets certain requirements.

**Status:** The Regional Planning Commission recommended approval of the Interim and Supportive Housing Ordinance to the Board on July 22, 2020. The Board of Supervisors (Board) unanimously indicated intent to approve the ordinance on November 10, 2020.

<p><b>Where will occupied RVs be allowed? What are the requirements?</b></p>	<p>The Interim and Supportive Housing Ordinance will temporarily allow one occupied RV in the rear of a lot that:</p> <ul style="list-style-type: none"> <li>• Is zoned residential or agricultural</li> <li>• Contains a legally-built, owner-occupied single-family home</li> <li>• Is at least 5,000 sq ft</li> </ul> <p>Additionally, the Ordinance includes the following requirements:</p> <ul style="list-style-type: none"> <li>• The homeowner cannot charge rent for the RV or the parking space</li> <li>• The RV must be in working condition</li> <li>• The RV cannot be parked in a setback area near the property line</li> <li>• A minimum of 6 feet is required between the occupied RV and the main house and between the occupied RV and any other building on the lot</li> <li>• Wastewater dumping in or around the lot is prohibited unless the homeowner provides documentation of proper facilities for disposal on-site</li> <li>• No structure, such as decks or porches, can be attached to the RV</li> <li>• Occupancy of the RV must end within 30 days after the expiration of the shelter crisis declaration by the Board</li> </ul>
<p><b>Does the ordinance allow occupied RVs on vacant properties?</b></p>	<p>No. <b>Occupied RVs are not currently allowed on vacant properties, and the Ordinance will not change this.</b> In the approval of the Ordinance, the Board included a revision to further clarify that occupied RVs are prohibited on vacant lots and on lots where the single-family home is rented: <a href="http://file.lacounty.gov/SDSInter/bos/supdocs/150488.pdf">http://file.lacounty.gov/SDSInter/bos/supdocs/150488.pdf</a></p>
<p><b>Our community has issues with properties that rent out spaces to multiple occupied RVs. Will this ordinance allow that?</b></p>	<p>No. The Ordinance will temporarily allow <b>only one</b> occupied RV on eligible lots. Additionally, the property owner is prohibited from charging rent. The intent of this provision is to enable the homeowner of an eligible property, who lives on the property, to allow a friend or family member to temporarily occupy an RV on the lot. Keeping multiple occupied RVs on one lot is not currently allowed in single-family zoned properties, nor will it be allowed under this Ordinance. To report illegally</p>

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FAQ (continued)  
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	<p>occupied RVs, please contact DRP Zoning Enforcement at (213) 974-6453 or (213) 974-6483.</p>
<p><b>Our community has issues with illegal wastewater dumping already.</b></p>	<p>The Ordinance prohibits any wastewater disposal on-site unless the proper facilities are in place. However, the Board acknowledges concerns about wastewater dumping and on December 8, 2020, approved a motion instructing the relevant departments to investigate strategies to address those concerns: <a href="http://file.lacounty.gov/SDSInter/bos/supdocs/151145.pdf">http://file.lacounty.gov/SDSInter/bos/supdocs/151145.pdf</a></p>
<p><b>What does ‘temporary’ mean? How long will this be allowed?</b></p>	<p>The Ordinance will allow one occupied RV in the rear of eligible lots for the duration of a County-declared shelter crisis. The Board must decide annually whether to declare a shelter crisis for another year. The County does not intend for RVs to become permanent housing, and accordingly, the Ordinance includes a prohibition of built add-ons to the RV. The intent of the Ordinance is to acknowledge that the County is in a crisis, people are having to resort to extreme living situations, and within reason, the County should enable these temporary living situations as a safe alternative.</p>
<p><b>Where can I learn more about the Interim and Supportive Housing Ordinance?</b></p>	<p>The County will be holding virtual town hall meetings in February 2021 to discuss the Ordinance and related County efforts, and hear community feedback. For more information on the Interim and Supportive Housing Ordinance, please visit <a href="https://planning.lacounty.gov/interim_and_supportive_housing@planning.lacounty.gov">https://planning.lacounty.gov/interim_and_supportive_housing@planning.lacounty.gov</a> or email</p>