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Workplan

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The [Casita Coalition](#) is a newly formed State-wide volunteer coalition that believes in the necessity of creating more opportunities for small gentle infill housing forms such as accessory dwelling units or ADUs.

[Casitas](#) include an array of small housing forms that pre-date many current zoning laws: accessory dwelling units, junior accessory dwelling units, cottage homes, tiny homes, and other small infill such as duplexes, triplexes and fourplexes which can be rented or owned. ADUs can also come in the form of converted garages, basements or other repurposed living space. These special housing types can be built on the same lots as existing homes and preserve architectural and neighborhood character. ADUs are typically built and financed by small builders, homeowners, local architects and craft builders, dedicated volunteers, and small companies. These builders struggle against local barriers in isolation, creating an opportunity for a coalition or network.



[Casitas Offer Innovative Solution to Housing Crisis.](#)

The advantages of small home living are increasingly well documented, yet zoning and other codes still effectively bar Casitas in many communities and for many homeowners.

- o Increase density through “Gentle” infill on scarce urban land
- o Reduce GHG emissions by reducing commutes and living in smaller spaces
- o Create opportunities for families to weather economic downturns while helping loved ones or community members in need
- o Help older people stay in their forever-home with a unit for income or a caregiver/companion
- o Increase naturally affordable rental and ownership housing in increasingly unaffordable neighborhoods

[Coordinating Small Home Advocacy in California.](#)

Many of us have been separately advocating, with different levels of success, for our communities and the state to allow more small housing forms in our neighborhoods. By working together, we will far more effectively remove the barriers to critically needed smaller homes.

[Remove the obstacles that prevent small homes in many California communities.](#) The Casita Coalition aims to remove the State and local barriers to small housing forms including overly prohibitive zoning standards, high fees, and non-safety codes. All these increase costs and make small homes prohibitively expensive, difficult or illegal to construct.

Casita Work in Progress

The Casita Coalition has accomplished and is currently working on the following:

- 1) Coordinating and sharing our work throughout the State of California through monthly conference calls, working groups and the State's first "Casita Coalition" conference in early 2019.
- 2) Technical advising on major proposed California ADU legislation.
- 3) Educating policymakers on best practices in ADU and small form zoning policy from around California, the U.S. and other countries by drawing upon the knowledge and experience of the network of Casita members.
- 4) Helping ensure adoption of improved Accessory Dwelling Unit rules for California.
- 5) Identifying individuals and organizations willing to serve as the Casita Coalition Advisory Board and Board of Directors to develop a more detailed work program and funding plan, as well as organize legislative efforts and our second state-wide convening.



Founding Board of Directors (initial members)

Robert Apodaca, The 200
Xiomara Cisneros, Bay Area Council
Jonathan Fearn, Greystar
June Grant, blink!LAB architecture
Frank Lawrence, WCH Communities
Louis Mirante, California YIMBY
Denise Pinkston, TMG Partners, 3P Coalition
Debra Sanderson, ADU Task Force, East Bay

Proposed Advisory Board (initial members)

Caitlin Bigelow, Maxable Space
Fred Buzo, AARP
Ada Chan, ABAG
Dana Cuff, UCLA
Carol Galante, Turner Center for Housing Innovation
Matthew Glesne, City of Los Angeles
Andrew Kosydar, CBIA
Michael Lane, SV@Home
Hank Levy, Treasurer-Tax Collector, Alameda County
Kathy Michalak, Habitat for Humanity, Riverside County
Mardie Oaks, Hello Housing
Heather Peters, Fmr. CA Deputy Secretary for Housing
Darin Ranelletti, City of Oakland
Matt Regan, Bay Area Council
Steve Vallejos, Valley Home Development
Tennis Wick, Sonoma County

Potential Partners:

California Association of Realtors
Home Depot
LA Chamber of Commerce
JP Morgan Chase Foundation
Umpqua Bank
3P Coalition

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WORKPROGRAM GOALS 2019-2020

1. **Organizational**
 - Constitute Board, Bylaws, and Institute Regular Board Meetings with Pro-Bono Counsel (Hanson Bridgett)
 - Set and Hold Annual Board and General Member Meeting
 - Establish Regional Councils and hold two Regional Sharing Fact-Finding Meetings (one each in Northern CA and Southern CA)
2. **Monitor State Legislation**
 - Continue to monitor State ADU bills, organize support, and provide technical advice. Work with lobbyists that are already active on ADU bills to track legislative changes and ensure ADU bills are implemented
 - Develop programming “best practices” and expand technical advisory role for state and local governments and ADU providers
3. **Digital Presence**
 - Launch a Digital Platform including communications, website, place to post best-practices, questions and concerns, and story-telling
4. **Coalition and Policy Development**
 - Identify and share best-practices around the State through Working Groups in specific policy areas including: Prefab, Financing, Local Governance
 - Identify and share ideas on homeowner technical assistance and programs, especially to assist lower income homeowners and renters
 - Continue state-wide monthly membership calls to share best practices
 - Build and strengthen relationships and coordinating activities with other aligned organizations in order to build the movement and network
5. **Budget and Fundraising Plan**
 - Raise funds for start-up and staffing
 - Establish sliding scale dues structure to creating ongoing funding revenue stream
 - Hire an independent contractor
 - Create web presence, grow membership and organize convenings

Contact Us

Interested in supporting? Contact
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