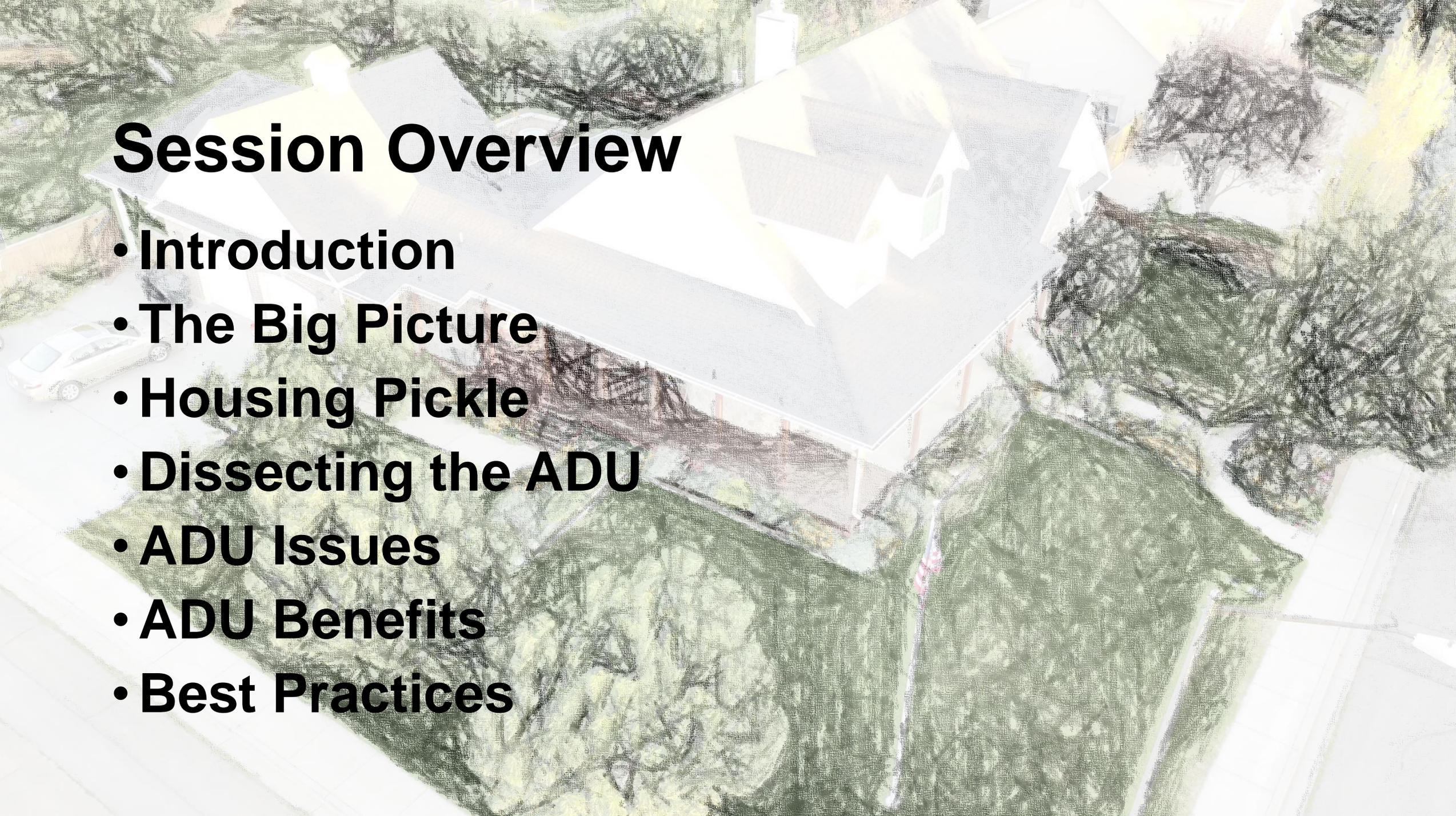


An aerial photograph of a residential neighborhood, showing a grid of streets and numerous houses. The image is overlaid with a semi-transparent blue filter. The text is centered and reads:

The Right Place For Accessory Dwelling Units

Jake Young, AICP, PLA

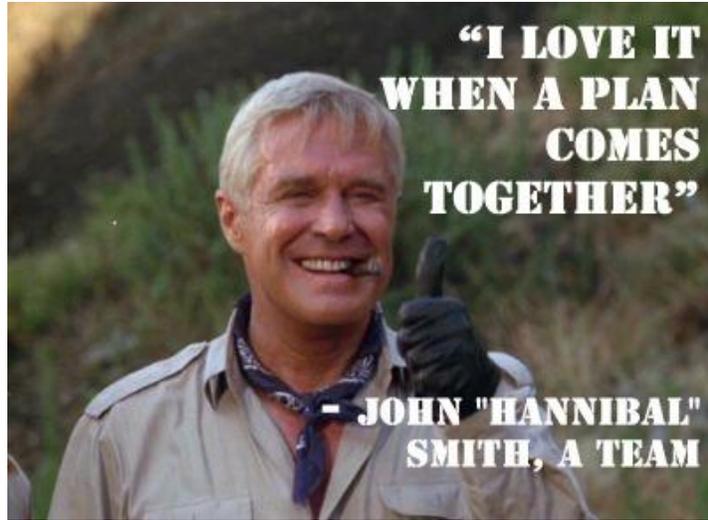
Ted Knowlton, AICP

An aerial photograph of a residential property. A large, light-colored house with a dark roof is the central focus. To the left, a paved driveway leads to a white car. The property is surrounded by lush green trees and a well-maintained lawn. The overall scene is bright and clear.

Session Overview

- **Introduction**
- **The Big Picture**
- **Housing Pickle**
- **Dissecting the ADU**
- **ADU Issues**
- **ADU Benefits**
- **Best Practices**

about Jake



designer



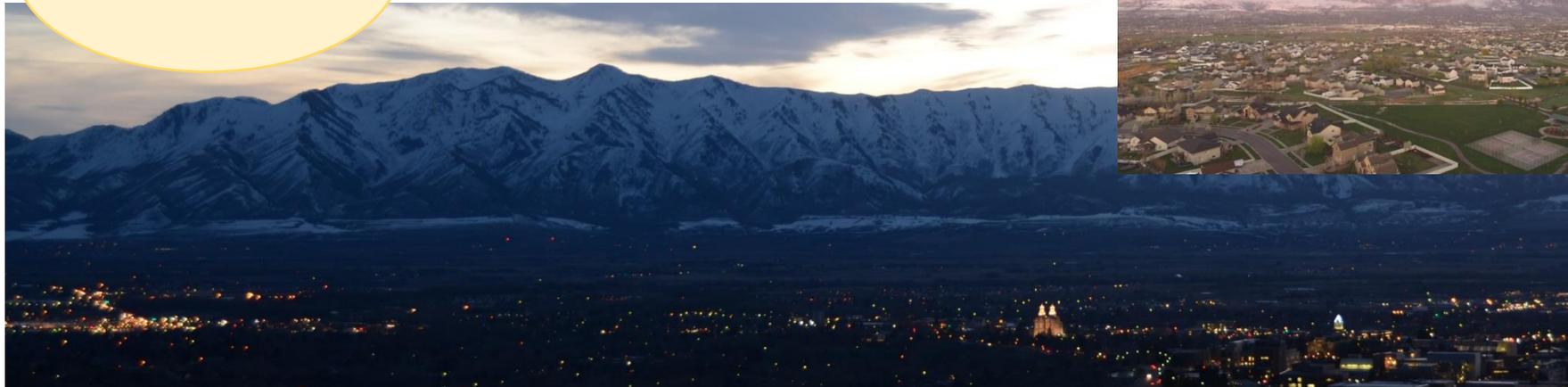
get outside

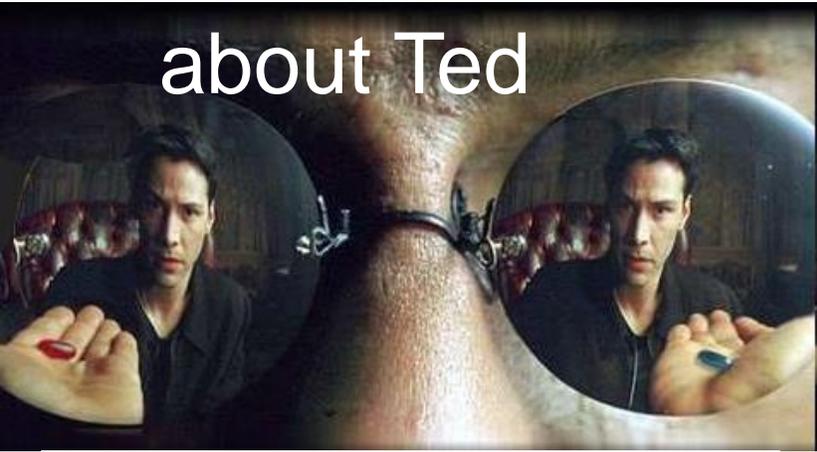


cities



planner

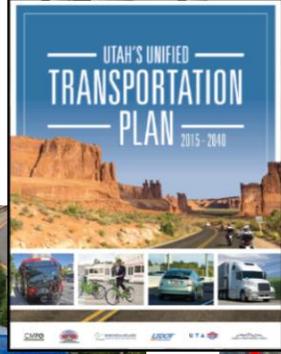




about Ted

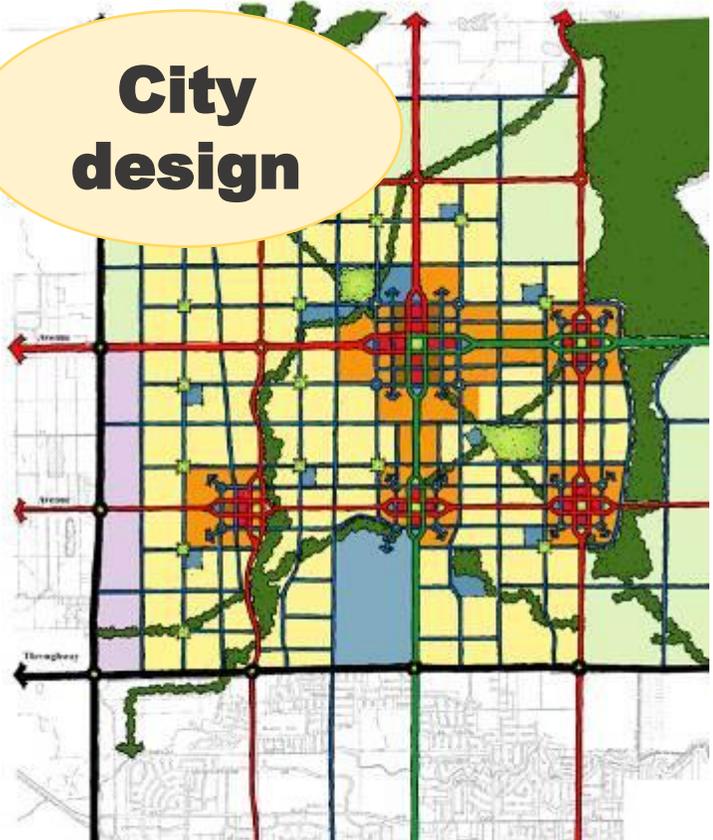


Transportation

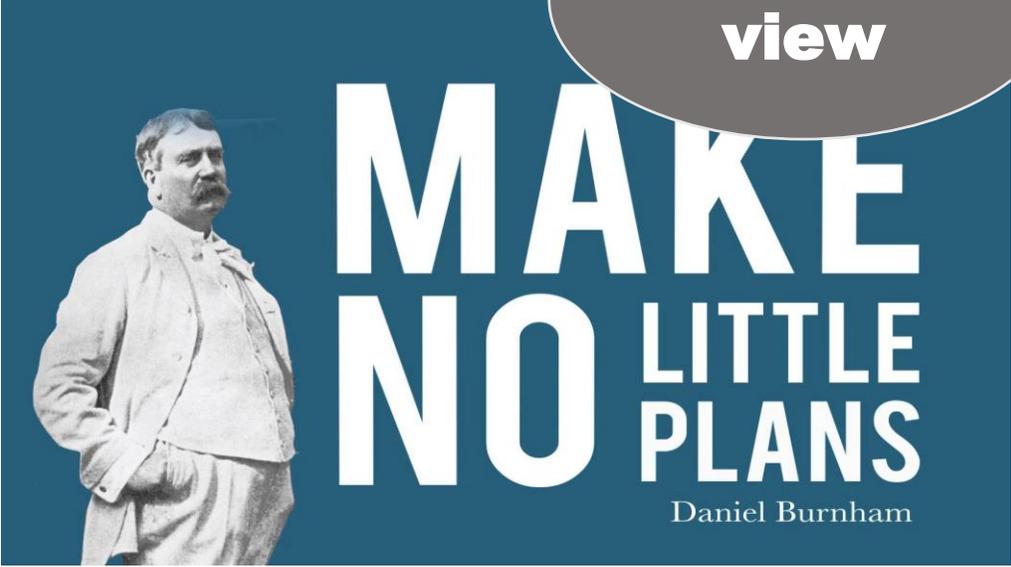


Planning Commissioner

City design



Regional view

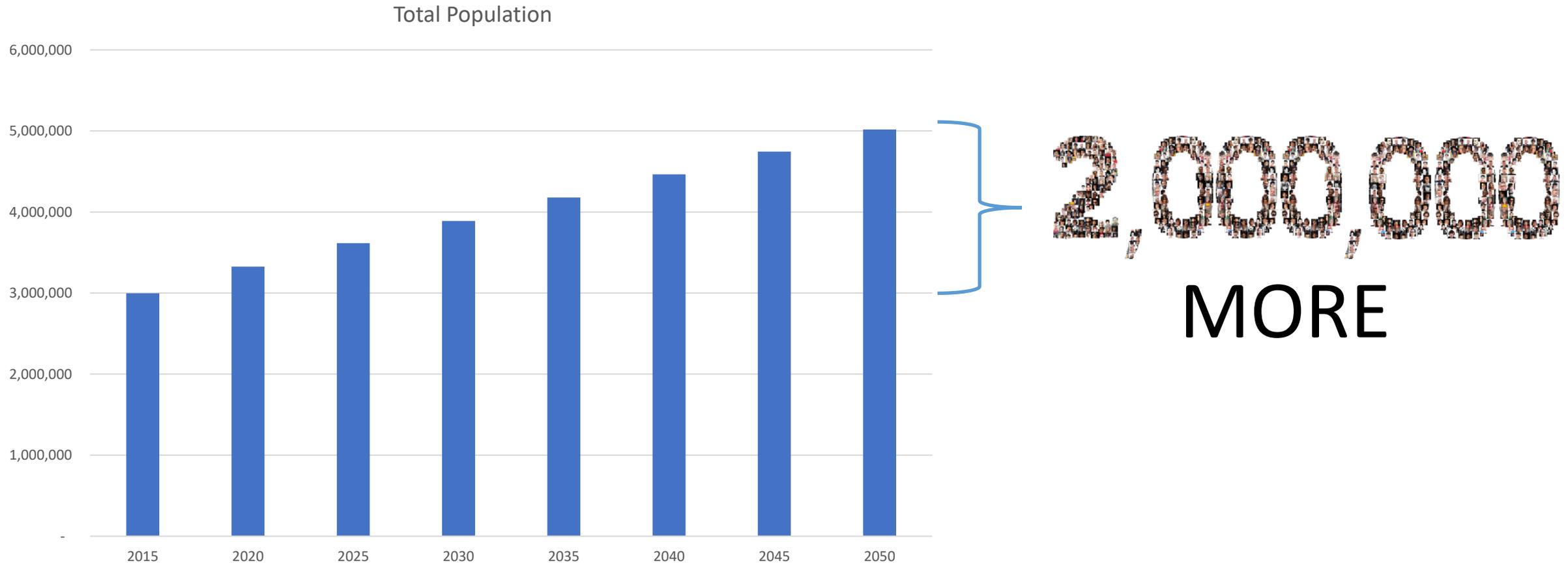


MAKE NO LITTLE PLANS

Daniel Burnham



The Big Picture



Source: Kem C. Gardner Policy Institute 2015-2065 State and County Projections, 2017
Baseline

The Housing Pickle



SECTIONS Deseret News Utah

Utah housing shortage headed from bad to worse

By Art Raymond @DNTechLive
Published: March 16, 2017 6:10 p.m.

1 of 12

Scott G Winterton, Deseret News

For the first time in 40 years, the increase in households in Utah exceeds the number of new housing units, according to a recent study by James Wood of the University of Utah and a director for the Salt Lake Home Builders Association. Framers from Dave Miller Construction raise a wall on a house as they work on houses in the South Jordan area on Thursday, March 16, 2017.

“... Into the realm of crisis”

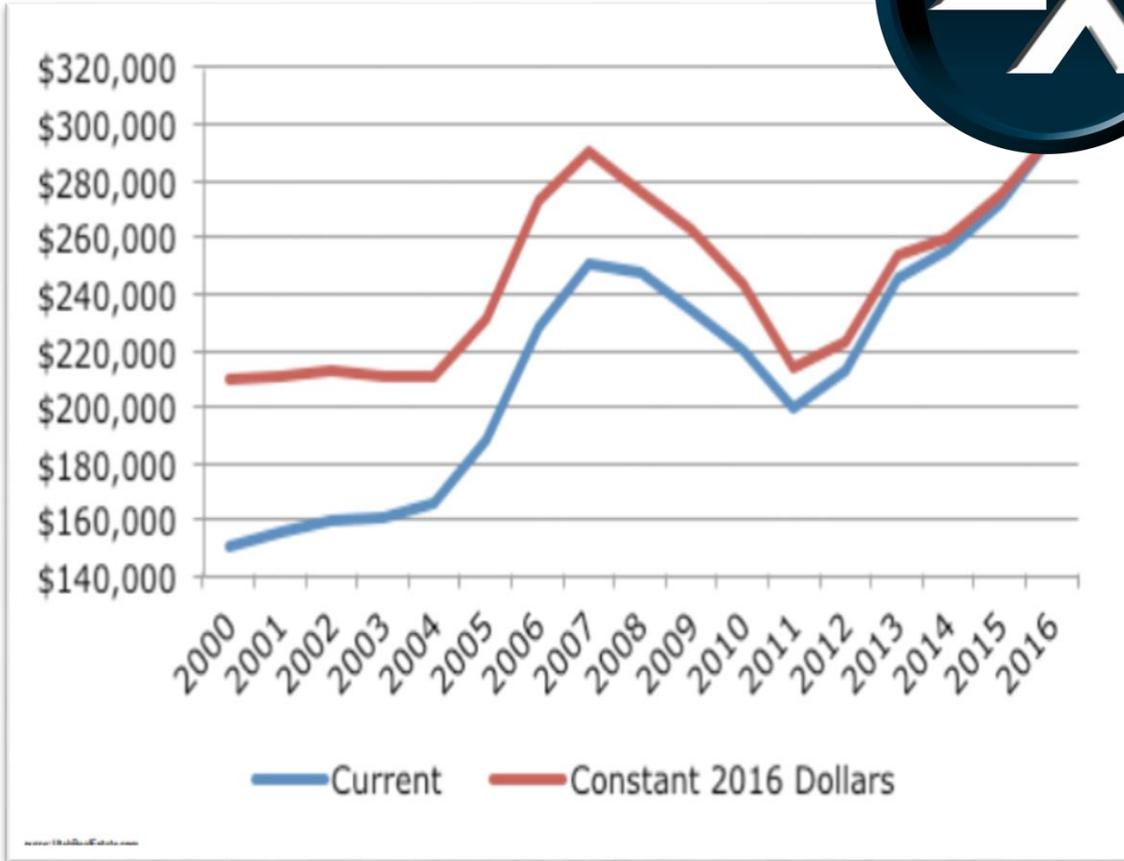
“no end in sight to Utah County’s housing shortage and skyrocketing housing costs”

Utah housing supply and demand

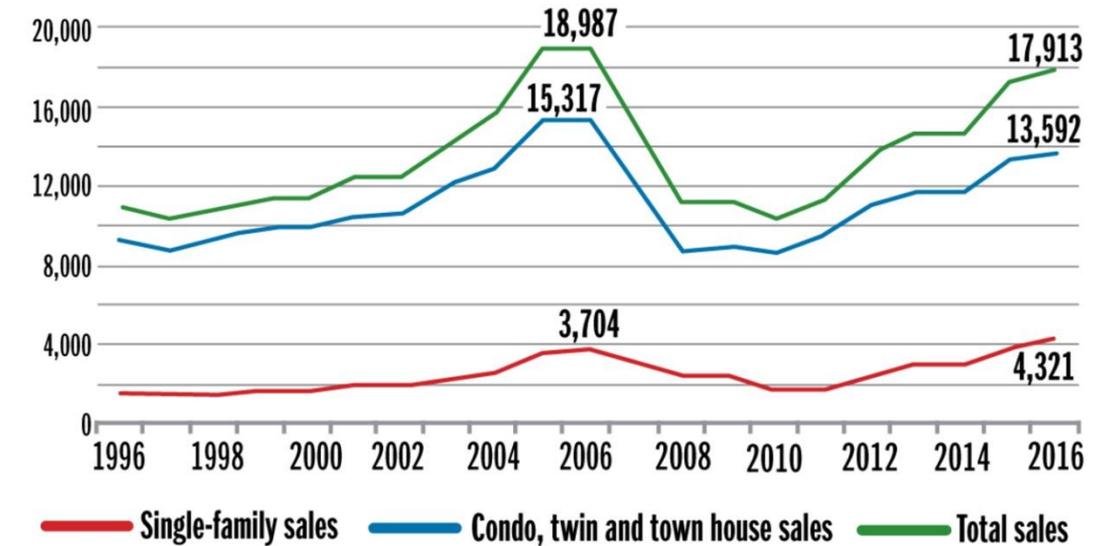
YEARS	Increase in households ↑	New housing units 🏠	Surplus new units compared to new households
1970-1979	150,669	157,744	4.70%
1980-1989	88,670	108,635	22.50%
1990-1999	164,008	175,077	6.70%
2000-2009	176,411	201,126	14.00%
2010-2015	109,321	81,656	-34.30%

SOURCE: U.S. Census Bureau and Kem Gardner Policy Institute, University of Utah
DESERET NEWS GRAPHIC

Sales prices of existing single-family homes, Salt Lake County



Home sales by type in S.L. County



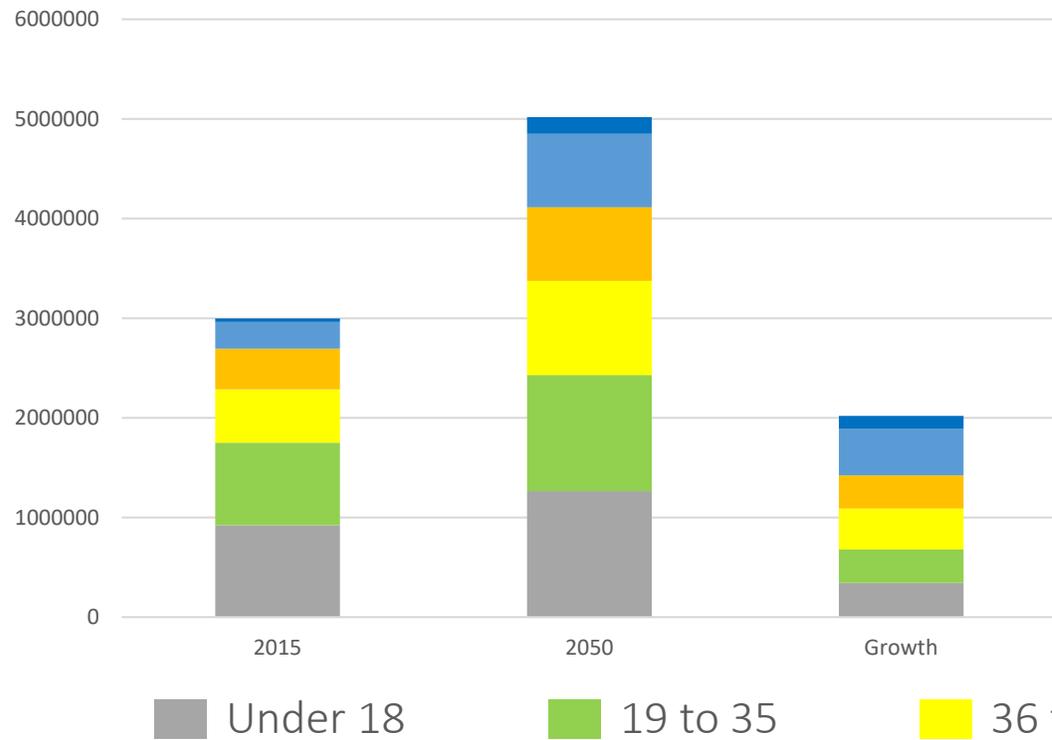
SOURCE: UtahRealEstate.com

DESERET NEWS GRAPHIC

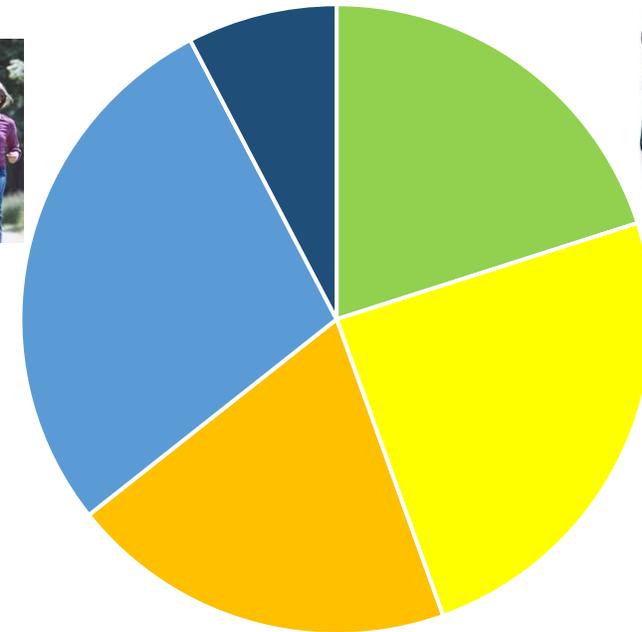
Future Housing Demands

Utah Population Growth by Age: 2015 to 2050

State of Utah



Increase in Housing Demand by Cohort



Source: Kem C. Gardner Policy Institute 2015-2065 State and County Projections, 2017
Baseline

Dissecting the ADU

A second **dwelling** on the same lot (either attached or detached) to a single-family house. ADUS's have a separate entrance, walls, bathroom, kitchen etc..

mother in law
apartment



basement
apartment

Dissecting the ADU

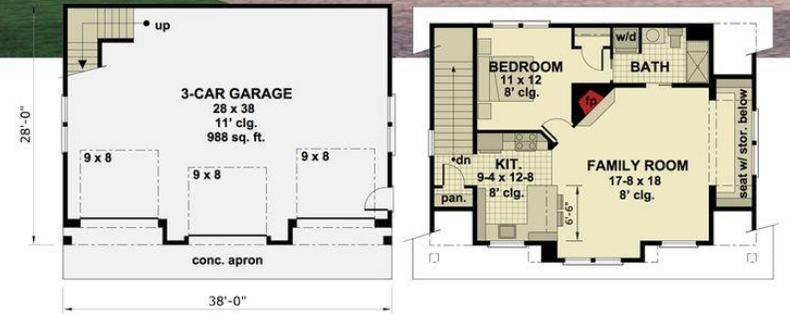
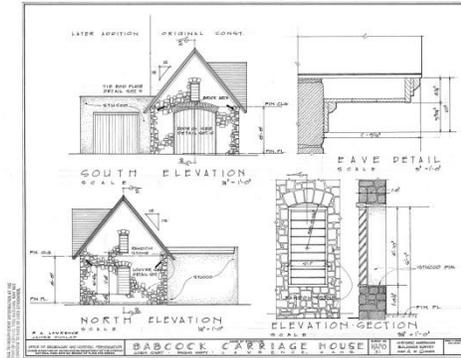
granny
flat



tiny
house

Dissecting the ADU

carriage house



garage apartment

coach house



ADU News

Ogden City Council OKs mother-in-law apartments citywide

SATURDAY, JANUARY 16, 2016 - 7:00 AM 5 comments



Image by Reed Savon/AP Photo

The only email marketing provider with 24/7 customer service.
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Constant Contact Try It Free

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Salt Lake City leaders look to legalize the building of 'mother-in-law apartments'

POSTED 7:42 PM, SEPTEMBER 12, 2017, BY TAMARA VAIFANUA, UPDATED AT 07:52 PM, SEPTEMBER 12, 2017



Tiny home a newcomer in Utah Valley Parade of Homes

By Liesl Nielsen | Posted Jun 7th, 2017 @ 6:36pm

37 f t g+ e p

OREM — A tiny home will be featured for the first time at the Utah Valley Parade of Homes beginning Thursday.

ADU Research

Accessory Dwelling Unit Survey
for Portland, Eugene, and Ashland, Oregon
Final Methodology and Data Report
September, 2013



Survey Research Lab
Portland State
UNIVERSITY



Table 69: How is your ADU currently being used? (Q2—All Cities) (n=337)

	Frequency	Percent
As someone's primary residence, and is currently occupied	265	78.6%
As someone's primary residence, but is currently vacant	9	2.7%
For short-term housing (less than 1 month stays)	14	4.2%
By the main house occupants as an extra room or workspace	35	10.4%
Not currently being used for anything	2	0.6%
Other	12	3.6%
Total	337	100.0%

Table 75: If your ADU is currently being occupied, how many adults age 18 or older live there? (Q6—All Cities) (n=265)

	Frequency	Percent
1	170	64.2%
2	91	34.3%
3	3	1.1%
Missing/Refused	1	0.4%
Total	265	100.0%

Table 76: How many children under age 18 live there? (Q7—All Cities) (n=265)

	Frequency	Percent
0	238	89.8%
1	13	4.9%
2	5	1.9%
Missing/Refused	8	3.0%
Total	265	100.0%

ADU Research

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Survey Research Lab
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Table 80: In total, how many cars do the current ADU occupant(s) own? (Q11—All Cities) (n=265)

	Frequency	Percent
None	47	17.7%
1	165	62.3%
2	39	14.7%
3	5	1.9%
Don't know	7	2.6%
Missing/Refused	2	0.8%
Total	265	100.0%

Table 86: How much rent do you receive monthly for your ADU? If rent includes utilities, how much is the rent without utilities? (Q13a and Q13b—All Cities)

	N	Minimum	Maximum	Mean	Std. Deviation
How much rent do you receive monthly for your ADU?	177	\$375	\$1800	\$851.80	\$240.00
If rent includes utilities, how much is the rent without utilities?	95	\$200	\$1700	\$769.04	\$243.69

Table 89: Which of the following best describes how you acquired your ADU? I purchased the house... (Q15—All Cities) (n=369)

	Frequency	Percent
with ADU already completed	62	16.8%
without any intent to build the ADU, but decided to build it later	175	47.4%
with the specific intent to build an ADU	93	25.2%
Other	38	10.3%
Missing/Refused	1	0.3%
Total	369	100.0%

ADU Research

Accessory Dwelling Unit Survey
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Table 91: How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—All Cities) (n=272)

	Minimum	Maximum	Mean	Std. Deviation
Amount paid to construct ADU	\$3,500	\$300,000	\$81,766.54	\$57,643.42

Table 92: How much did you or someone else pay for your ADU to be constructed? Please include the costs for design, labor, materials, and permits. Your best estimate is fine. (Q19—All Cities) (n=369)

	Frequency	Percent
Less than \$40,000	62	16.8%
\$40,000 to \$79,999	93	25.2%
\$80,000 to \$119,999	62	16.8%
\$120,000 to \$159,999	30	8.1%
\$160,000 to \$199,999	9	2.4%
\$200,000 or more	16	4.3%
Don't Know	8	2.2%
Not Applicable	65	17.6%
Missing/Refused	24	6.5%

ADU Research

Accessory Dwelling Unit Survey
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Table 95: What is the approximate square footage of your ADU? (Q21—All Cities) (n=346)

	Minimum	Maximum	Mean	Std. Deviation
Approximate square footage of ADU	200	1,600	668.19	205.04

Table 96: What is the approximate square footage of your ADU? (Q21—All Cities) (n=369)

	Frequency	Percent
200 to 400 square feet	33	8.9%
401 to 500 square feet	60	16.3%
501 to 600 square feet	51	13.8%
601 to 700 square feet	47	12.7%
701 to 800 square feet ¹	112	30.4%
Over 800 square feet	43	11.7%
Don't Know	0	0.0%
Missing/Refused	23	6.2%

¹Of these respondents, 64 (17.3%) reported exactly 800 square feet.

Table 97: How many bedrooms does your ADU have? (Q22—All Cities) (n=369)

	Frequency	Percent
0 (studio)	91	24.7%
1	193	52.3%
2	76	20.6%
3 or more	6	1.6%
Missing/Refused	3	0.8%
Total	369	100.0%

ADU Research

Accessory Dwelling Unit Survey
for Portland, Eugene, and Ashland, Oregon
Final Methodology and Data Report
September, 2013



Survey Research Lab
Portland State
UNIVERSITY

Table 98: Which of the following best describes the type of ADU you have? (Q23—All Cities) (n=369)

	Frequency	Percent
ADU is attached to the main house as a/an:		
basement unit	96	26.0%
attached garage conversion	13	3.5%
attached addition to house	29	7.9%
converted attic or other internal space (not the basement)	18	4.9%
Subtotal – ADU is attached	156	42.3%
ADU is detached from the main house as a/an:		
detached garage conversion	48	13.0%
addition above or beside an existing detached garage	66	17.9%
addition above or beside a new detached garage	43	11.7%
stand-alone detached unit	53	14.4%
Subtotal – ADU is detached	210	56.9%
Missing/Refused	3	0.8%
Total	369	100.0%

Table 99: Regardless of how the ADU is currently being used, what was your primary reason for building the ADU or purchasing the property with an existing ADU? (Q24—All Cities) (n=369)

	Frequency	Percent
Potential rental income allowed us to buy a house we could not otherwise afford	32	8.7%
Extra income from ADU rent	154	41.7%
Separate living space for household member or helper (e.g. adult child, nanny, or elder family member)	90	24.4%
Planned on building additional living space and decided to permit space as ADU to provide flexibility for future use	30	8.1%
Existing ADU was not a factor in our decision to buy the property	10	2.7%
Other	52	14.1%
Missing/Refused	1	0.3%
Total	369	100.0%

ADU Issues

Tell us the issues or problems you have seen in your community?

ADU Issues

parking

building
code
compliant

residents
not in favor

administration

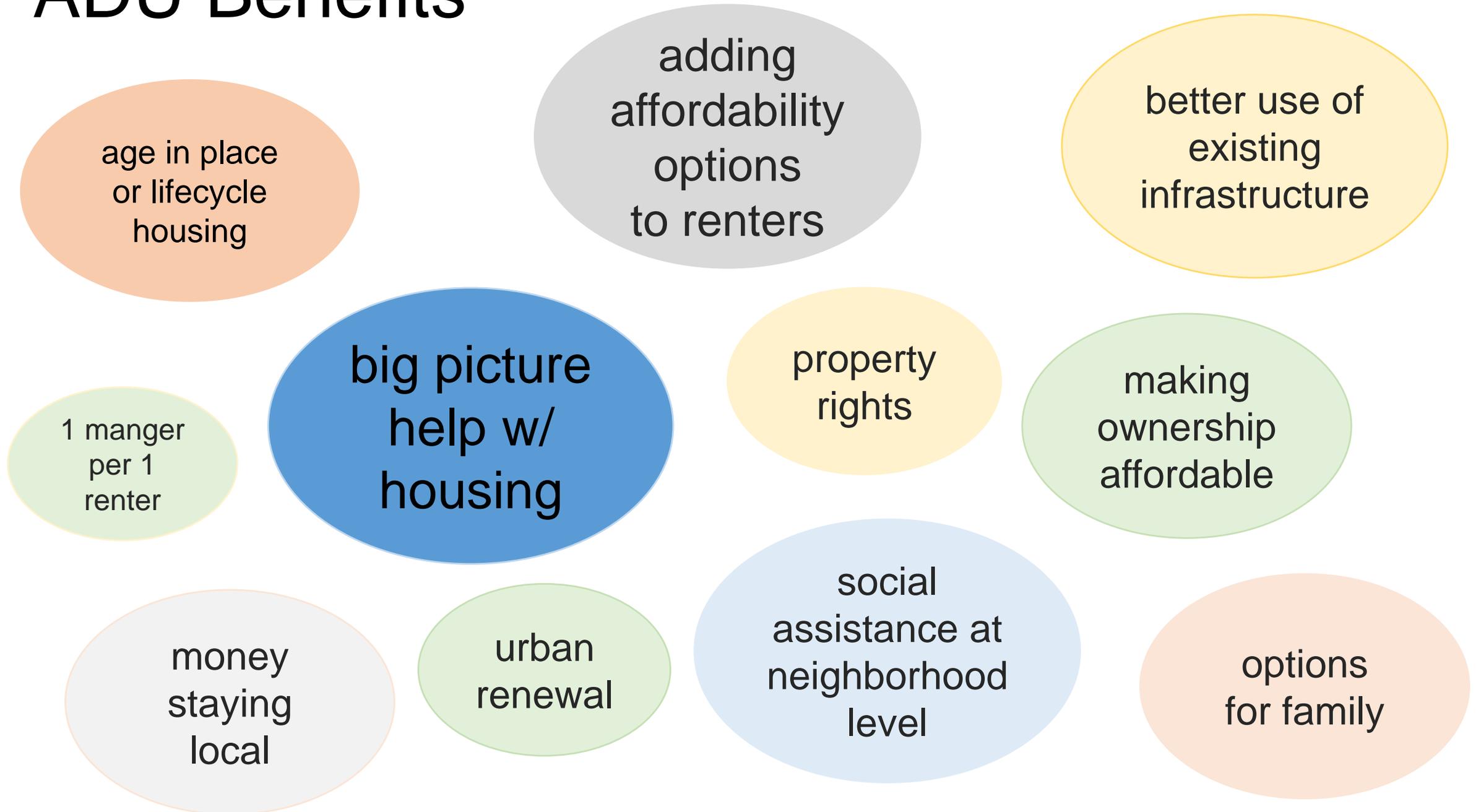
renters in
a residential
neighborhood

homes
not suited

ADU Benefits

Tell us the benefits you have seen in your community?

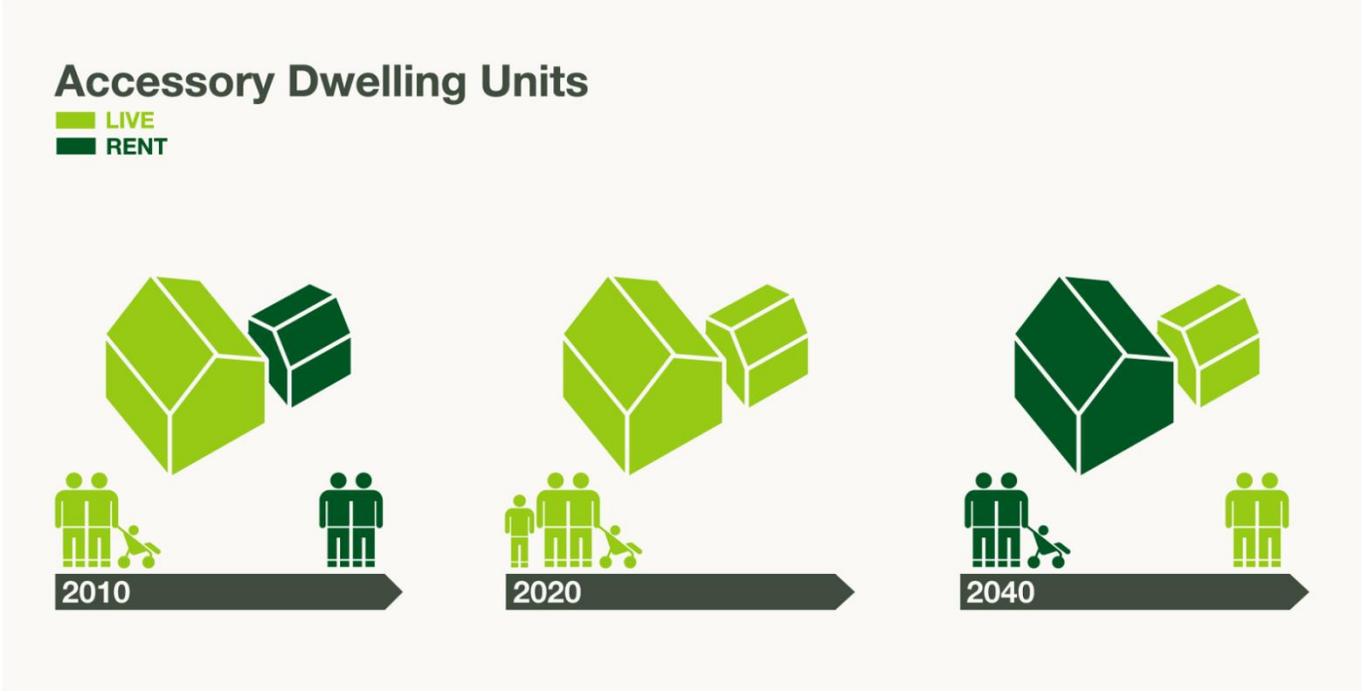
ADU Benefits



ADU Benefits – age in place/life cycle



Life Cycle Diagram: for family and housing needs



ADU Benefits — neighborhood & family support



ADU Benefits – finances for owner – ksl search



Basement apartment

\$600/mo.

2155 E Sublette Pl
Sandy, UT

Single Room | 1 beds | 1 baths
500 sq. ft.



Cozy 1 bedroom 1 bath Bountiful basement apt

\$750/mo.

1360 S Main St
Bountiful, UT

Apartment | 1 beds | 1 baths
550 sq. ft.



749 W 2260 N,
Lehi, UT 84043

4 beds · 2 baths · 1,929 sqft [Edit](#)

Edit home facts for a more accurate Zestimate.

Note: This property is not currently for sale or for rent. The description below may be from a previous listing.

Envy of the neighborhood! Instant equity! 4bd/2ba plumbed for 3rd 800-416-1746 x 9339 or Cndy 602-6906

● OFF MARKET
Zestimate®:
\$292,559
[I disagree](#)
Rent Zestimate®: \$1,575 /mo

EST. REFI PAYMENT
\$1,072/mo
[See current rates](#)

Facts and Features

Type Single Family	Year Built 1993	Heating Forced air
Cooling Central	Parking 2 spaces	Lot 8,102 sqft



3 bed. 1 bath newly finished basement apt Until inc

\$1,450/mo.

14692 S Branford Ln
Herriman, UT

Apartment | 3 beds | 1 baths
1,500 sq. ft.



Basement Apartment

\$800/mo.

2904 S Imperial St
Salt Lake City, UT

Apartment | 1 beds | 1 baths
700 sq. ft.



Provo Basement Apt for Rent, everything included!

\$795/mo.

482 S 400 W
Provo, UT

Apartment | 2 beds | 1 baths
1,000 sq. ft.

Numbers estimate
\$1100 mortgage
\$150 property tax
\$100 insurance
Monthly cost
\$1350

ADU paying 70% of monthly payment
\$11,400 yearly rental income

ADU Benefits — finances for owner — ksl search



**261 E 2050 N,
North Ogden, UT 84414**

2 beds · 1 bath · 850 sqft

● OFF MARKET
Zestimate: None
2016 assessed: \$278,237

EST. REFI PAYMENT
\$1,018/mo
[See current rates](#)

Note: This property is not currently for sale or for rent. The description below may be from a previous listing.

Cute North Ogden basement apartment. Located in a quiet neighborhood. 2 bedroom, 1 bath, washer/dryer hookup. Central air conditioning, and dishwasher. No pets, no smoking. Basement apartment, All utilities included



Gorgeous 1500 Sq Ft Basement Apartment!

\$850/mo.

**261 E 2050 N
Ogden, UT**

Apartment | 2 beds | 1 baths
1,510 sq. ft.



Fully Furnished Two Bedroom Holladay Apartment

\$950/mo.

**3103 E Silver Hawk Dr
Salt Lake City, UT**

Apartment | 2 beds | 1 baths
900 sq. ft.



Basement Apartment

\$1,250/mo.

**3431 W Bear River Rd
South Jordan, UT**

Apartment | 2 beds | 1 baths
1,380 sq. ft.

Numbers estimate
\$1020 mortgage
\$100 property tax
\$80 insurance
Monthly cost
\$1200

ADU paying 70% of monthly payment
\$10,200 yearly rental income



Basement for Rent - Private 2 Bedroom, 1 Bath

\$895/mo.

**1170 E Segoe Lily Dr
Sandy, UT**

Apartment | 2 beds | 1 baths
1,100 sq. ft.



FREE RENT SEP! Utilities included

\$1,000/mo.

**3988B S Lake Vista Dr
Saratoga Springs, UT**

Apartment | 2 beds | 1 baths
1,400 sq. ft.



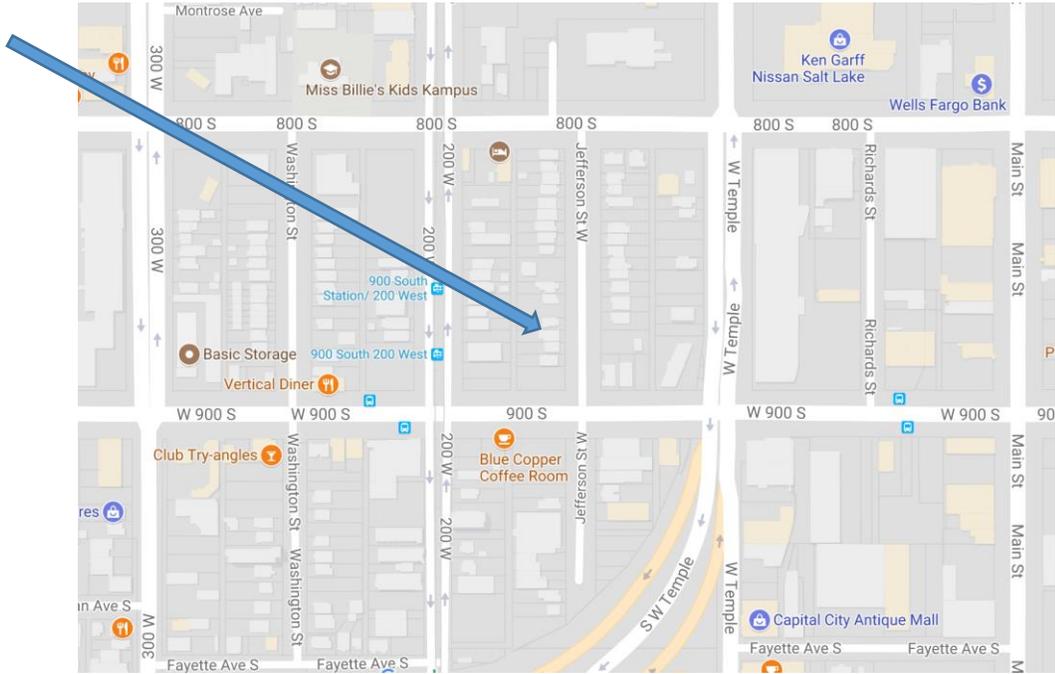
1 Bd Nice Apartment Above The Garage In Daybreak

\$990/mo.

**10262 S Salmon Dr
South Jordan, UT**

Apartment | 1 beds | 1 baths
800 sq. ft.

ADU Benefits — urban renewal



Best Practices –

- Parking - Minimum 1 off street dedicated parking stall per ADU.
- Owner occupancy – Owner must live onsite, either unit is okay.
- If detached ADU should be located to the side or rear of the home.
- If detached ADU height should not be greater than home.
- Yearly permit per city.

Best Practices –

- Separate entrance, with connecting sidewalk to driveway or street.
- Separate bathroom and kitchen.
- Design guidelines about architecture matching, privacy, windows, and minimizing parking.
- High sound insulation level.

Best Practices – match architecture



Deep thoughts, questions, comments?



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Jake Young

jayoung@slco.org

