The ins and outs of Accessory Dwelling Units

ULCT September 13, 2018
ADU’S
What we hope to introduce to you today.

1. What are they?

2. How do they help our community?

3. Where do they fit into the larger conversation on housing and population growth in our State?

4. How can we use them and what resources do we have to learn about them?
An accessory dwelling unit is a really simple and old idea: having a second small dwelling right on the same grounds (detached) (or attached to) your regular single-family house, such as:

- an apartment over the garage
- a tiny house (on a foundation) in the backyard
- a basement apartment

ADUS’s have a separate entrance, walls, bathroom, kitchen etc..
ADU’S : many names/same thing

- The room where your married kids live
- Lockouts
- Mother – in – Law unit/ Granny Flat/ in-law unit
- Next Gen units
- Basement apartment / Garage apartment/secondary dwelling unit
- Tiny Homes
What do ADU’s look like?
ADU types

- granny flat
- cottage house/tiny house
ADU types

- carriage house
- garage apartment
- coach house
ADU types

- Basement apartments
- Mother in-law apartment
Where do they fit into the housing puzzle?
Guess What?
Utah is Growing.....

Total Population

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

MORE
# Single Family Home Price Increase

## Metropolitan Areas Ranked by Percent Change in Sales Price of Single Family Home* 2004 - 2017

(median sales price)

<table>
<thead>
<tr>
<th>Rank</th>
<th>Metro Area</th>
<th>2004 1st Qtr</th>
<th>2007 4th Qtr</th>
<th>Percent Change</th>
<th>AAGR**</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Honolulu, Hawaii</td>
<td>$275,000</td>
<td>$620,000</td>
<td>125.5%</td>
<td>6.5%</td>
</tr>
<tr>
<td>2</td>
<td>San Francisco, California</td>
<td>$592,000</td>
<td>$1,257,000</td>
<td>112.3%</td>
<td>6.0%</td>
</tr>
<tr>
<td>3</td>
<td>San Antonio, Texas</td>
<td>$109,000</td>
<td>$220,000</td>
<td>101.8%</td>
<td>5.6%</td>
</tr>
<tr>
<td>4</td>
<td>Seattle, Washington</td>
<td>$251,000</td>
<td>$501,000</td>
<td>99.6%</td>
<td>5.5%</td>
</tr>
<tr>
<td>5</td>
<td>Portland, Oregon</td>
<td>$184,000</td>
<td>$364,000</td>
<td>97.8%</td>
<td>5.4%</td>
</tr>
<tr>
<td>6</td>
<td>Dallas, Texas</td>
<td>$147,000</td>
<td>$287,000</td>
<td>95.2%</td>
<td>5.3%</td>
</tr>
<tr>
<td>7</td>
<td>Salt Lake City, Utah</td>
<td>$160,000</td>
<td>$307,000</td>
<td>91.9%</td>
<td>5.1%</td>
</tr>
<tr>
<td>8</td>
<td>Boulder, Colorado</td>
<td>$255,000</td>
<td>$484,000</td>
<td>89.8%</td>
<td>5.1%</td>
</tr>
<tr>
<td>9</td>
<td>San Jose, California</td>
<td>$500,000</td>
<td>$945,000</td>
<td>89.0%</td>
<td>5.0%</td>
</tr>
<tr>
<td>10</td>
<td>Provo-Orem, Utah</td>
<td>$160,000</td>
<td>$302,000</td>
<td>88.8%</td>
<td>5.0%</td>
</tr>
</tbody>
</table>

*144 metropolitan areas.
**AAGR = average annual growth rate.
The Housing Pickle

700,000 new Utahns by 2027

More people than units
Residential Land Use

88% of our residential land is Single Family in Salt Lake County.
What happens with changes in policy?

ADUs in Pipeline in San Francisco 2013-2017

Source: San Francisco Planning Department
### ADU Applications Received 2015-2017

<table>
<thead>
<tr>
<th>California City</th>
<th>2015</th>
<th>2016</th>
<th>2017*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los Angeles**</td>
<td>90</td>
<td>80</td>
<td>1,980</td>
</tr>
<tr>
<td>Long Beach</td>
<td>0</td>
<td>1</td>
<td>42</td>
</tr>
<tr>
<td>Oakland</td>
<td>33</td>
<td>99</td>
<td>247</td>
</tr>
<tr>
<td>Sacramento</td>
<td>17</td>
<td>28</td>
<td>34</td>
</tr>
<tr>
<td>San Diego</td>
<td>16</td>
<td>17</td>
<td>64</td>
</tr>
<tr>
<td>San Francisco***</td>
<td>41</td>
<td>384</td>
<td>593</td>
</tr>
<tr>
<td>San Jose</td>
<td>28</td>
<td>45</td>
<td>166</td>
</tr>
</tbody>
</table>

*Through November 1, 2017.

**2015/2016 Los Angeles data are for ADU construction permits; staff did not collect data on ADU applications prior to 2017. Data are through November 8th, 2017.

***San Francisco data is only through Q3 2017.
ADU numbers in other cities

Share of Single-family Houses with ADUs

Vancouver, BC: 35%
Seattle, WA: 1%
Portland, OR: 1%

ADU Research by Salt Lake County 2017

Reported ADU numbers in Utah

- Orem 582
- Pleasant Grove 500
- Provo 200+
- SLC < 200
- Lindon 193
- South Jordan 100
- Alpine 100
- Grand County 60
- Layton 60
- La Verkin 60
- Mapleton 50
- Murray 25
What does research about ADU units tell us?
Guess What?
We have ADU ordinances throughout the State

ADU Research

Utah Accessory Dwelling Unit Survey

Question 1: Location of Participating Towns, Cities, and Counties

Answered: 93
ADU Research by Salt Lake County

Question 2: Does your City permit Accessory Dwelling Units (ADU) in 1 or more zones?

Answered: 92    Skipped: 1

- No: 36.96%
- Yes: 63.04%
ADU Research

Question 7: Does your City have illegal ADUs currently in the City? If so, please list comments below regarding issues.

Answered: 90    Skipped: 3

- Yes: 55.56%
- I don't know: 25.56%
- No: 6.67%
- Other (please specify): 12.22%
Accessory Dwelling Units in Portland, Oregon

ISS Survey

1st Report
2018

Q1.17 What is the approximate size of the accessory unit? (n=236)

- Over 800 sq. ft.: 11
- 700-800 sq. ft.: 61
- 600-700 sq. ft.: 31
- 500-600 sq. ft.: 36
- 400-500 sq. ft.: 43
- Under 400 sq. ft.: 54
Q1.18 How many bedrooms does the ADU have? (n=236)

- 1 bedroom: 43%
- 2 bedrooms: 16%
- Studio: 39%
- Other: 2%

Q1.21 Which of the following options best describes your relationship to the current occupant when they first moved into the ADU? (n=125)

- We didn't know each other: 42%
- Family member: 41%
- Friend: 9%
- Acquaintance: 8%
Q2.2 How many cars do you own? (n=142)

- None: 15%
- 1 car: 70%
- 2+ cars: 15%

Q2.18 How many children (under 18) currently live in your place of residence? (n=142)

- 0: 90%
- 1: 8%
- 2: 1%
- Missing: 1%
What are the benefits of ADU’s?
ADU Benefits

- Age in place/senior assistance
- Adding affordability options to renters
- Better use of existing infrastructure
- Urban renewal
- Property rights
- Making ownership affordable
- Social assistance at neighborhood level
- New housing
ADU Benefits

Flexibility - People can use through a life cycle

Life Cycle Diagram: for family and housing needs
ADU Benefits

Blend into existing neighborhood & social support
ADU Benefits

Blend into existing neighborhood & social support
ADU Benefits

Can provide income for owner – ksl search

Mortgage estimate $1,692 (Zillow)

ADU could pay 46% of monthly payment $9,540 yearly rental income
Code Ideas to consider

1. Examine your code to Reduce Barriers
   setbacks, height limits, and lot coverage limits

2. Eliminate off-street parking minimums (Transit/Bike/Walk);
   (ok...stop laughing... at least be flexible!!!) Maybe ask should we
   remove the off-street parking requirement for some streets?

3. Eliminate minimum lots sizes and minimum lot dimensions;

4. Up-zone any parcel that allows a single family house to 2-4 units.
## ADU Regulations in American Cities

<table>
<thead>
<tr>
<th>City</th>
<th>Allows</th>
<th>Owner Occupied</th>
<th>Parking</th>
<th>LOT SIZE</th>
<th>NOTES</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulder</td>
<td>x</td>
<td>x</td>
<td>6,000 sq ft</td>
<td>n/a</td>
<td>One-third of principal unit or 1,000 sq ft</td>
<td>Up to 10% of single-family lots in a neighborhood can have an ADU.</td>
</tr>
<tr>
<td>Portland</td>
<td>x (but not both)</td>
<td>x</td>
<td>8 feet</td>
<td>500 sq ft</td>
<td>50% of principal unit and $5,000 sq ft</td>
<td>Features like windows, roof pitch, trim, and finishes must match the principal unit.</td>
</tr>
<tr>
<td>Santa Cruz</td>
<td>x (but not both)</td>
<td>x</td>
<td>5,000 sq ft</td>
<td>22 feet</td>
<td>50% of principal unit or 1,000 sq ft</td>
<td>For m, hig ht, materials, colors, and landscaping must be compatible with principal unit. Exterior design must be &quot;in harmony with and maintain scale of the neighborhood. Development fees waived if ADU is rented at City-specific affordable rents.</td>
</tr>
<tr>
<td>Lexinton, MA</td>
<td>x</td>
<td>x</td>
<td>10,000 sq ft</td>
<td>n/a</td>
<td>1,000 sq ft and 2BR for ADU</td>
<td>40% of principal unit for DADU</td>
</tr>
<tr>
<td>Vancouver, BC</td>
<td>x (in addition to ADU)</td>
<td>x</td>
<td>32 ft wide</td>
<td>15 feet for 1 story (with pitched roof)</td>
<td>1,000 sq ft and 2BR for ADU</td>
<td>Only permitted on 1) sites with alley access and 2) corner lots.</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>x (but not both)</td>
<td>x</td>
<td>2 stories</td>
<td>650 sq ft for lots under 6,000 sq ft</td>
<td>50% of principal and accessory structures (45% or $3,750 sq ft if lot &gt; 7,500 sq ft)</td>
<td>See also: California AB 18.62, which requires cities to develop rules for ADUs.</td>
</tr>
<tr>
<td>Denver</td>
<td>x (but not both)</td>
<td>x</td>
<td>6,000-8,500 sq ft</td>
<td>24 feet</td>
<td>650 sq ft for lots under 6,000 sq ft</td>
<td>864 sq ft for lots 6,000-7,000 sq ft</td>
</tr>
</tbody>
</table>
[A] local agency . . . shall not impose parking standards for an accessory dwelling unit in any of the following instances:

- The accessory dwelling unit is located within one-half mile of public transit.
- The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.
- The accessory dwelling unit is located within an architecturally and historically significant historic district.
- When there is a car-share vehicle located within one block of the accessory dwelling unit.

[Excerpted from California Government Code §65852.2(d)]
Benefits of ADUs

What are the benefits of ADUs?

✓ ADUs are an affordable type of home to construct because they do not require paying for land, major new infrastructure, structured parking, or elevators.
✓ ADUs can provide a source of income for homeowners.
✓ ADUs allow extended families to be near one another while maintaining privacy.
✓ ADUs can provide as much living space as many newly-built apartments and condominiums, and they’re suited well for couples, small families, friends, young people, and seniors.
✓ ADUs give homeowners the flexibility to share independent living areas with family members and others, allowing seniors to age in place as they require more care.
✓ ADU’s can reduce the environmental impact housing has on our air, water and resources.
ADU challenges

Parking!!!!

building code compliant

Citizens Pushback

Cost of Construction

renters in a residential neighborhood

homes not suited

finances to purchase or remodel

Owner Occupancy standards

Regulations
Time for a Utah Example
The solution to our affordable housing crisis might not be in front of us yet.
Change the paradigm

The Habitat for Humanity Field of Dreams development in Kearns, Utah has provided some key learning that can be applied to ADU construction.

Click on photo for video
What we have learned...

“Using the same design principles as “The Field of Dreams” project, we could both simplify and vastly improve our current ADU concept.”
Streamline the process

What if several ADU models were pre-approved?

- Quality of construction becomes consistent.
- Environmental impact is known.
- Navigating the planning process becomes simplified.
- Inclusive zoning would have fewer concerns from the public -- “not a shack in the back.”
- Determining property tax becomes more standardized.
- Lower monthly utility costs improve financial metrics for occupant and owner.
Design Partnership

- The University of Utah School of Architecture:
  - Under the leadership of Professor Jörg Rügemer.
  - Students participate in design.
  - In certain applications, students may wish to build the ADU—similar to the Design Bluff program.

The City of Santa Cruz, California is a recognized leader in encouraging Accessory Dwelling Units. The city recently implemented changes to its program to promote high-quality ADU designs.
ADU Issues in Rural Areas

• Getting qualified labor can be problematic.
• Crews from outside the area incur housing costs that increases the price.
• Construction labor must be enticed through higher pay to travel when work is available at home.
3D Printed Houses

- 24-48 hours to “print.”
- 3 days to complete the house.
- 700 square feet.
- About $35,000 in cost (land is not included).
- Homes can be configured larger or smaller.
- Multiple homes can be constructed in a week.

Contact: Angela Waterbury at Pioneer Gate Homes
801.678.4442
AnglelaWaterbury@PioneerGate.com
Collateral Benefits

• 47% of our Wasatch Front pollution originates from our buildings. Super efficient ADU’s provide solutions long into the future.
• Less lawn (ADU footprint) equals less water usage.
• It allows an “aging in place” alternative. Our Utah population over 65 will double by 2040. ADUs also include accessible design elements.
• SIP wall design simplifies construction and initial noise impact on neighborhood.
• 75 cents per day in Utility Costs! This construction makes affordable housing affordable to own.
• Installing solar panels would take ADU’s off the over-burdened grid.
Time for Panel Discussion.....
The Seven.....
Throw us a question.....

Wilf Sommerkorn, Director of Regional Planning & Transportation, SLCO
Jake Young, Salt Lake County Regional Development - Planning
Ed Blake, CEO, Salt Lake Valley Habitat for Humanity
Matt Taylor, Senior Planner, Cottonwood Heights City
Tami Fillmore, Council member, Centerville, Utah
Nick Norris, Salt Lake City Planning Director
Meg Ryan, Land Use Manager, Utah League of Cities & Towns

FOR ADU RESOURCES GO TO:
PUBLICATIONS AT LUAU.UTAH.GOV