

The ins and outs of Accessory Dwelling Units

ULCT September 13, 2018

Jake Young, AICP



 UTAH LEAGUE OF
CITIES AND TOWNS

Ed Blake, CEO

Salt Lake Valley Habitat for Humanity

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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?



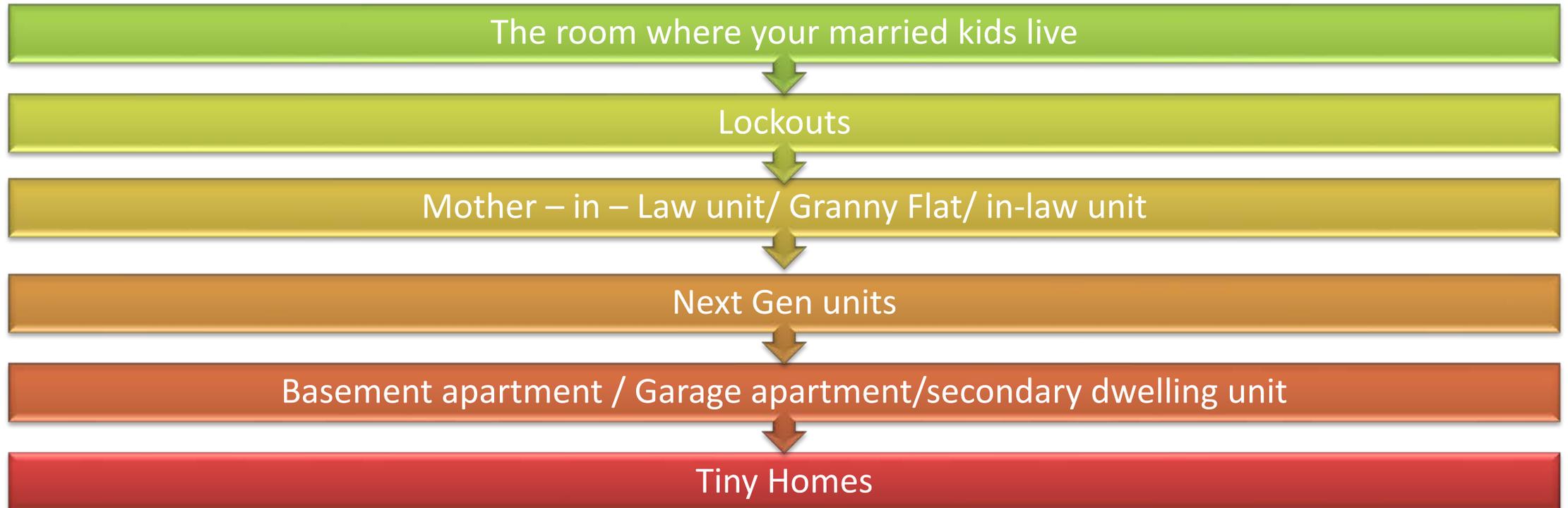
What are ADU's and can they help?

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..

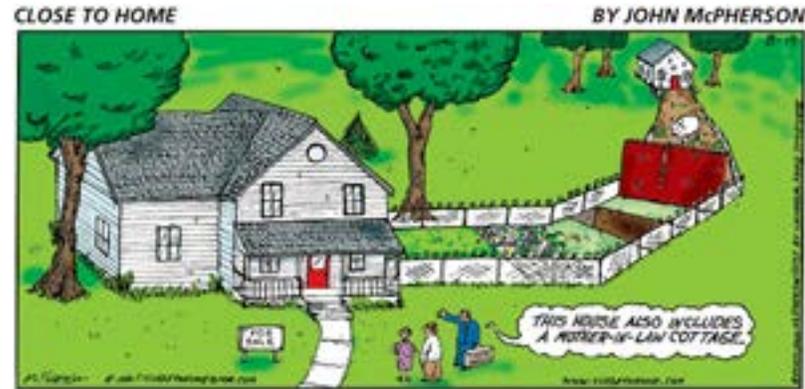
ADU'S : many names/same thing



What do ADU's look like?



"The previous owners had the basement finished into a terrific Mother-in-Law apartment."



ADU types

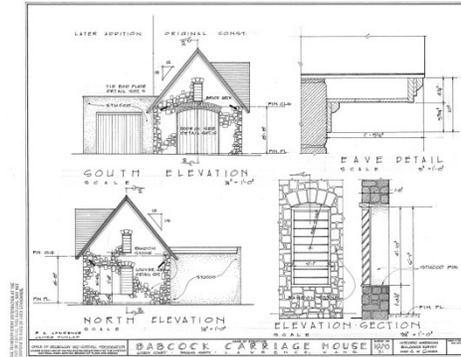
granny
flat



cottage house/
tiny house

ADU types

carriage house



garage apartment

coach house



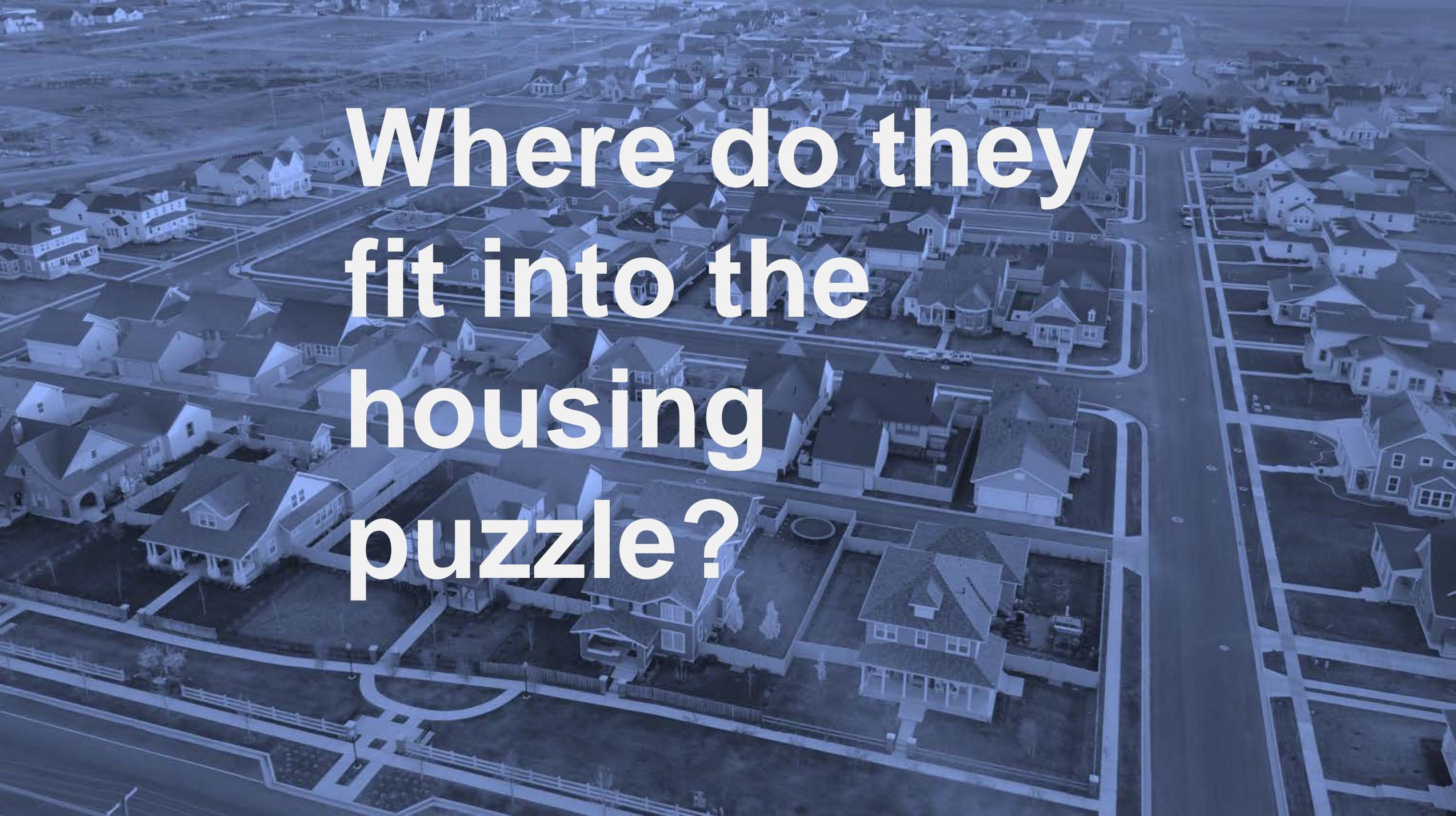
ADU types

Basement
apartments



Mother in-law
apartment



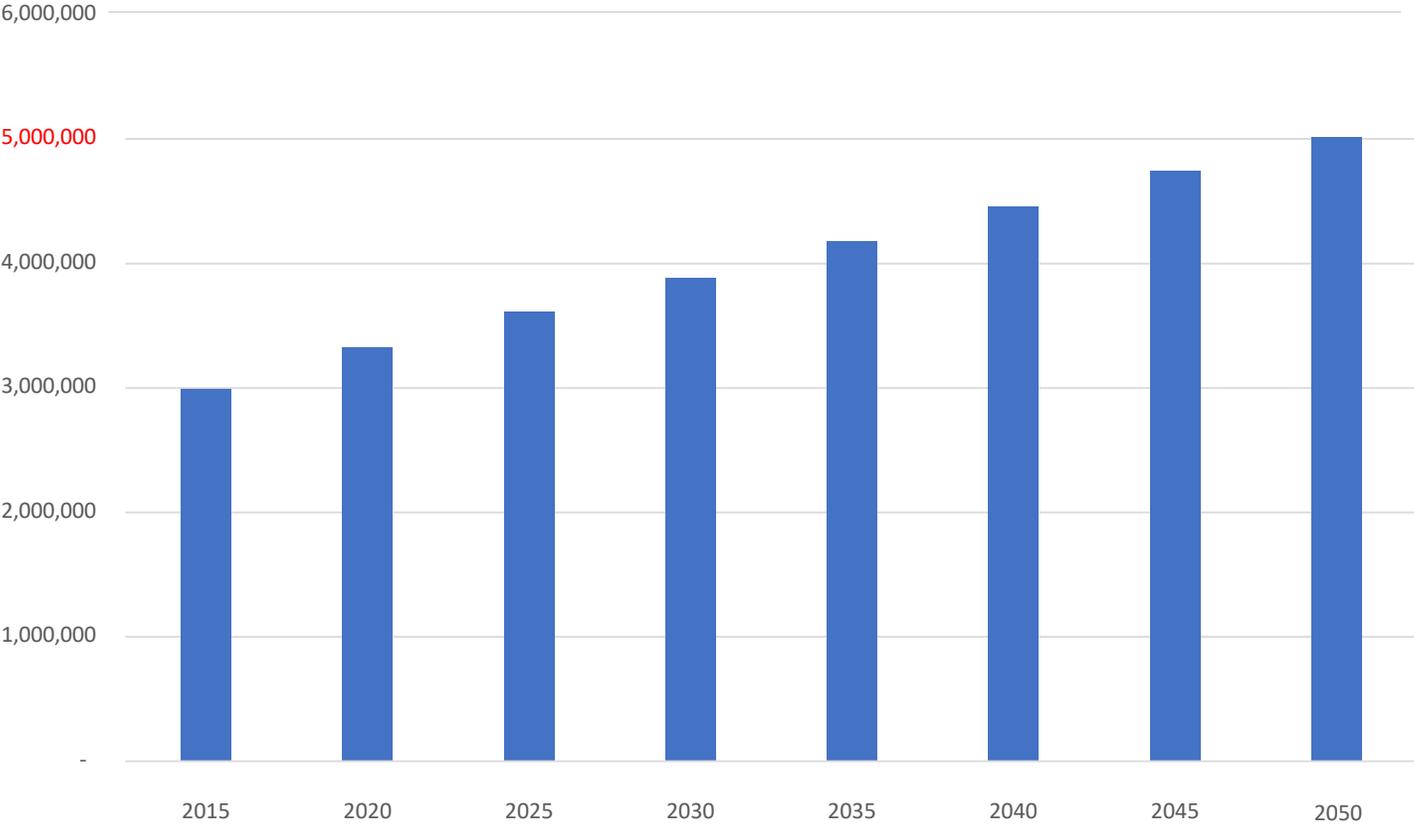
An aerial photograph of a suburban housing development, showing rows of houses with gabled roofs and driveways. The image has a blue tint. Overlaid on the center of the image is the text "Where do they fit into the housing puzzle?" in a large, white, sans-serif font.

**Where do they
fit into the
housing
puzzle?**

Guess What?

Utah is Growing.....

Total Population



2,000,000

MORE

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

Single Family Home Price Increase

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

(median sales price)

Rank	Metro Area	2004 1 st Qtr	2017 4 th Qtr.	Percent Change	AAGR**
1	Honolulu, Hawaii	\$275,000	\$620,000	125.5%	6.5%
2	San Francisco, California	\$592,000	\$1,257,000	112.3%	6.0%
3	San Antonio, Texas	\$109,000	\$220,000	101.8%	5.6%
4	Seattle, Washington	\$251,000	\$501,000	99.6%	5.5%
5	Portland, Oregon	\$184,000	\$364,000	97.8%	5.4%
6	Dallas, Texas	\$147,000	\$287,000	95.2%	5.3%
7	Salt Lake City, Utah	\$160,000	\$307,000	91.9%	5.1%
8	Boulder, Colorado	\$255,000	\$484,000	89.8%	5.1%
9	San Jose, California	\$500,000	\$945,000	89.0%	5.0%
10	Provo-Orem, Utah	\$160,000	\$302,000	88.8%	5.0%

*144 metropolitan areas.

**AAGR = average annual growth rate.

Source: National Home Builders Association.

The Housing Pickle



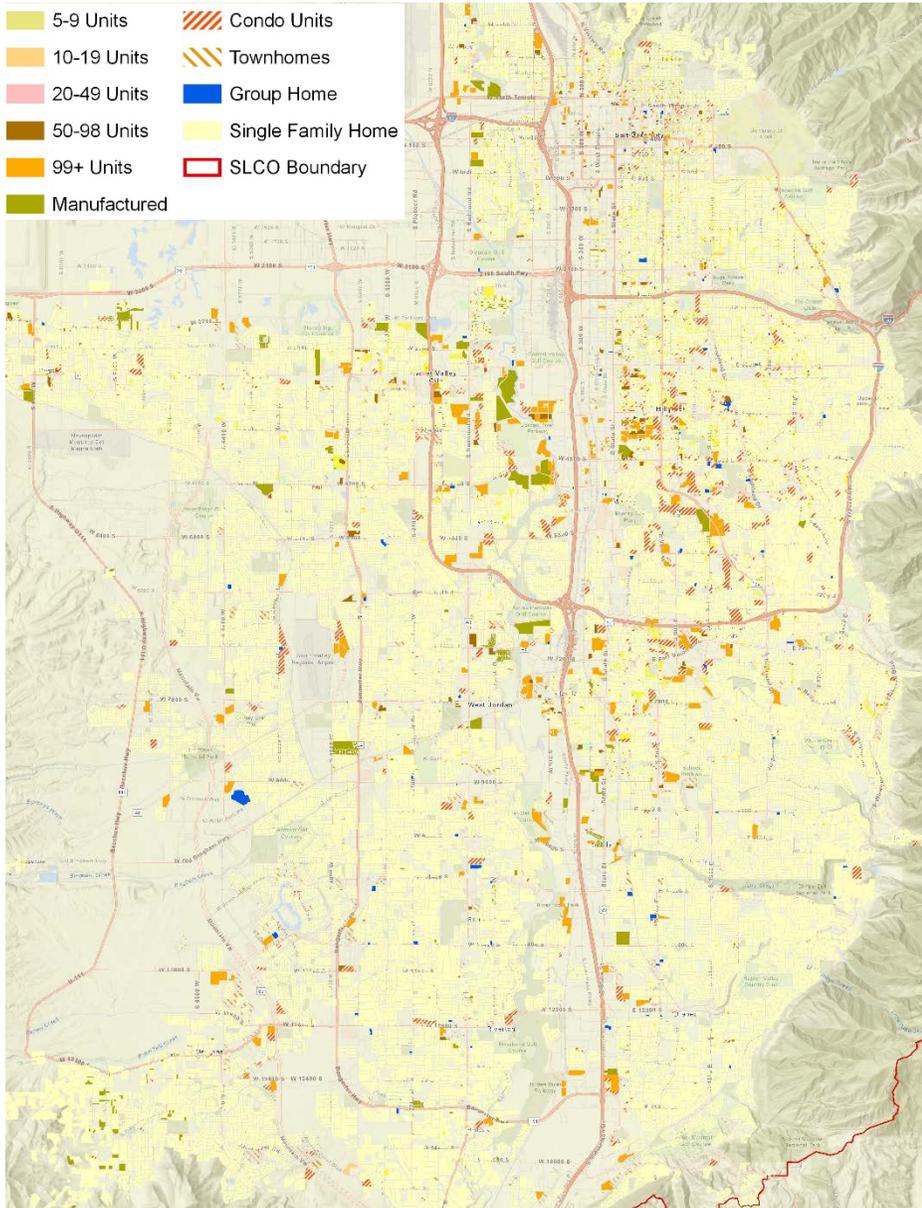
More people than units

700,000 new Utahns by 2027

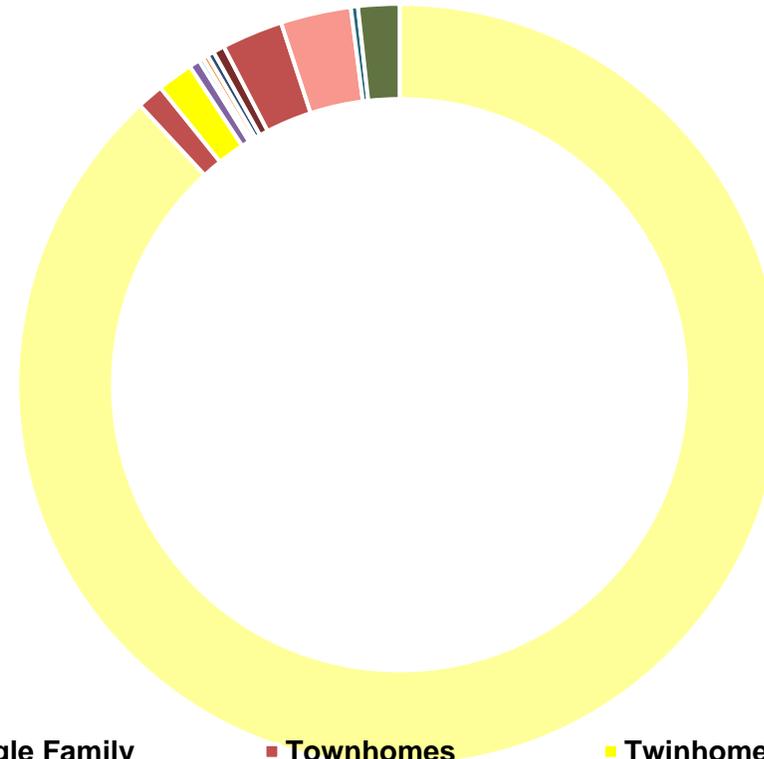
Households Compared to Housing Units



Residential Land Use



Building Types per Acres in Salt Lake County



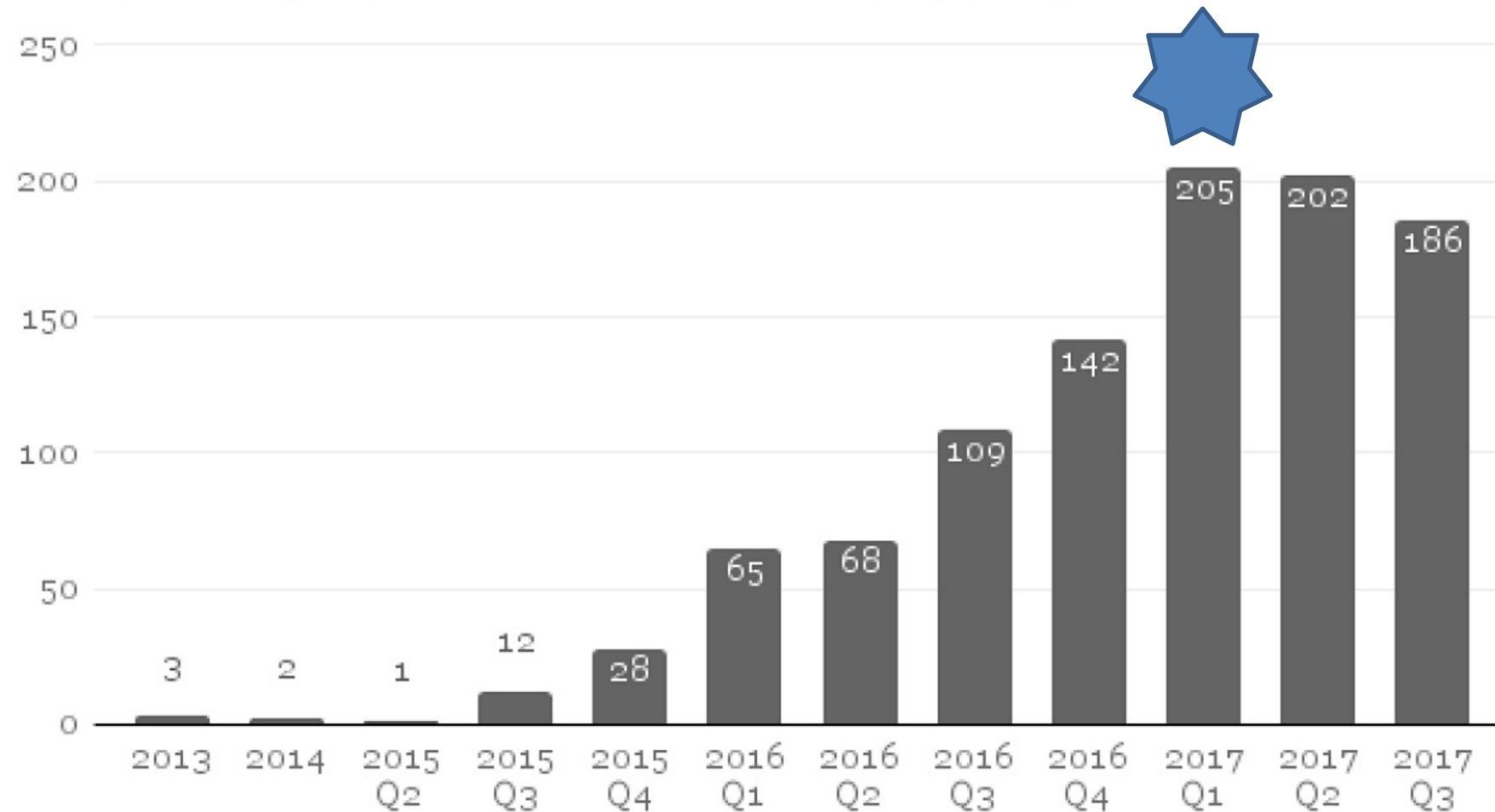
88% of our residential land is Single Family In Salt Lake County

- Single Family
- 3-4 Unit Building
- 20-49 Units on Parcel
- Condos
- Townhomes
- 5-9 Units on Parcel
- 50-98 Units on Parcel
- Group home
- Twinhomes/duplex
- 10-19 Units on Parcel
- 99 + Units Parcel
- Manufactured

ADU

What happens with a changes in policy?

ADUs in Pipeline in San Francisco 2013-2017



Source: San Francisco Planning Department

ADU Applications Received 2015-2017

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

*Through November 1, 2017.

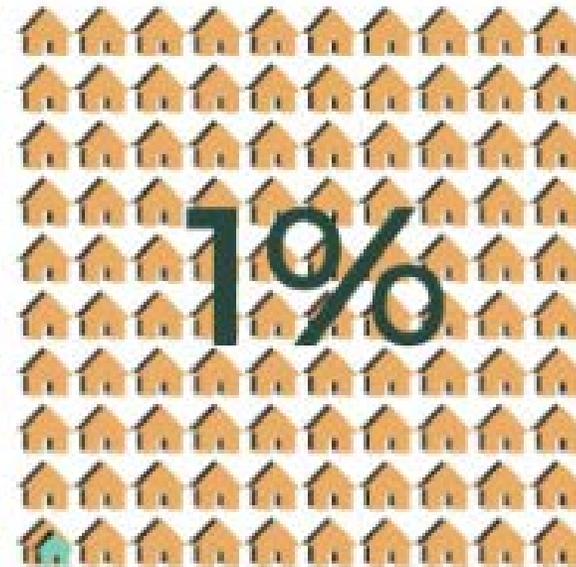
**2015/2016 Los Angeles data are for ADU construction permits; staff did not collect data on ADU applications prior to 2017. Data are through November 8th, 2017.

***San Francisco data is only through Q3 2017.

Share of Single-family Houses with ADUs



Vancouver, BC



Seattle, WA



Portland, OR

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

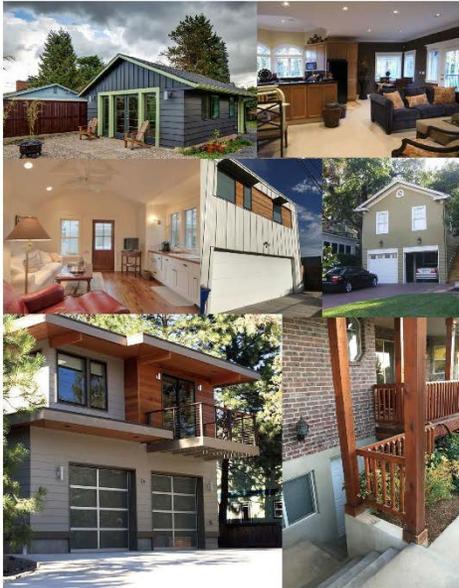
What does research
about ADU units tell
us?

Guess What?

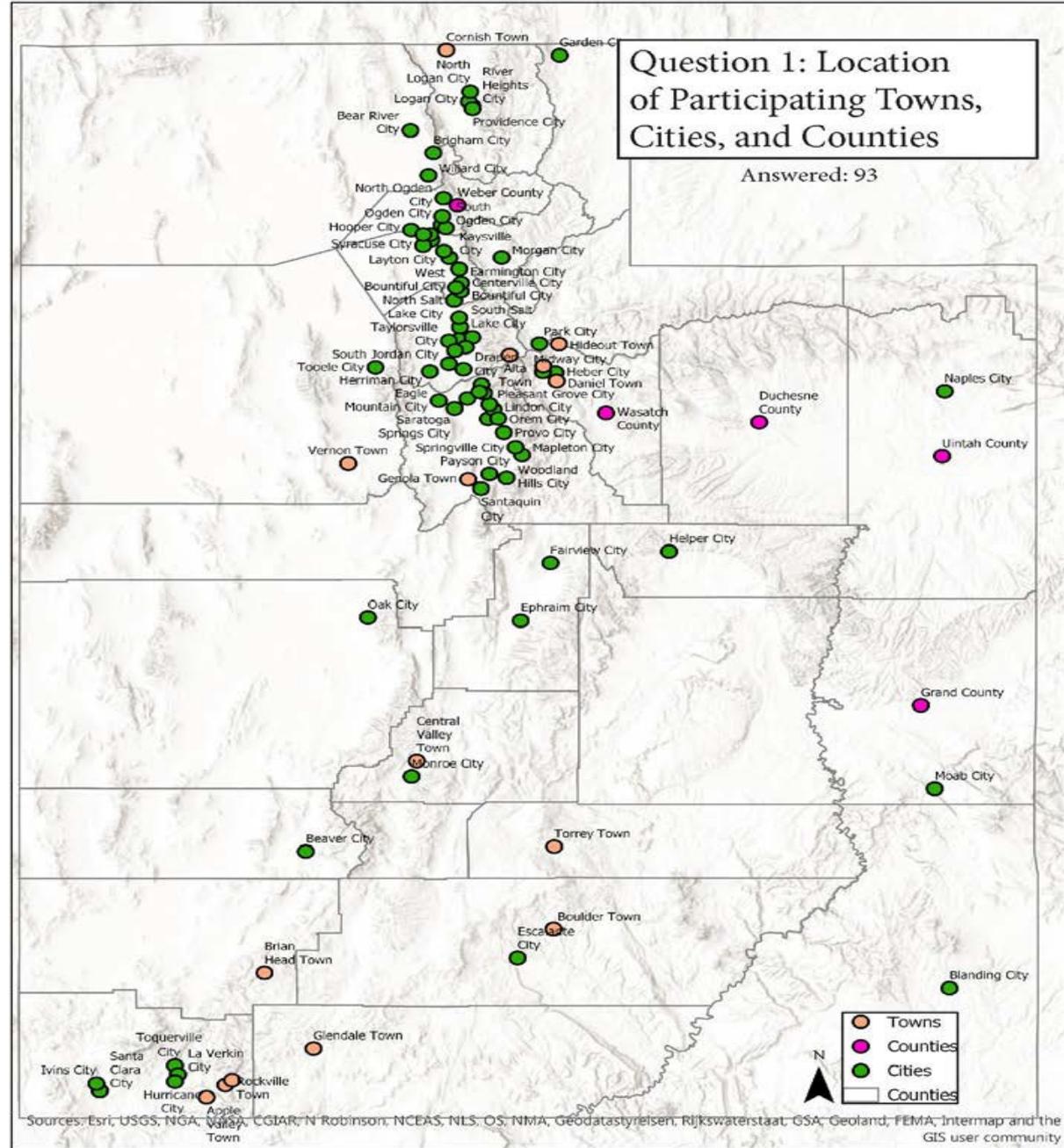
We have ADU ordinances throughout the State

ADU Research

Utah Accessory Dwelling Unit Survey



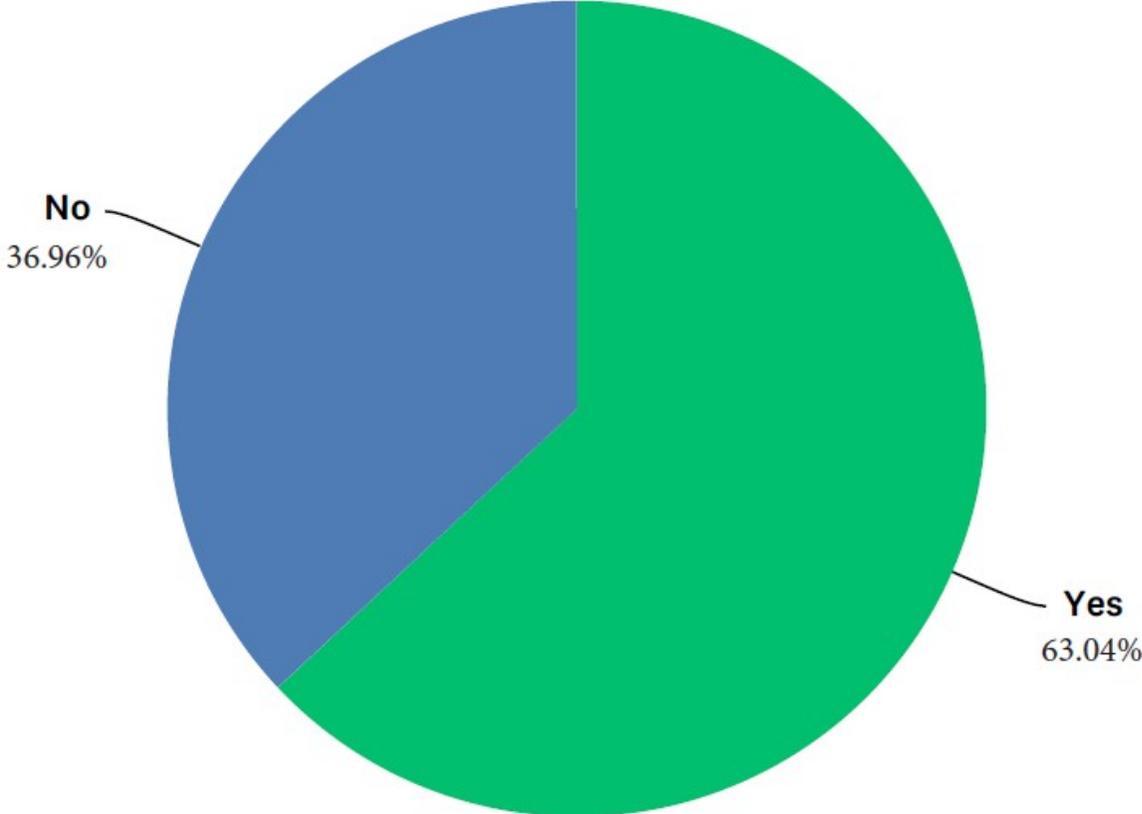
Administered by the Salt Lake County Department of Regional Development, December 2017-February 2018



ADU Research by Salt Lake County

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

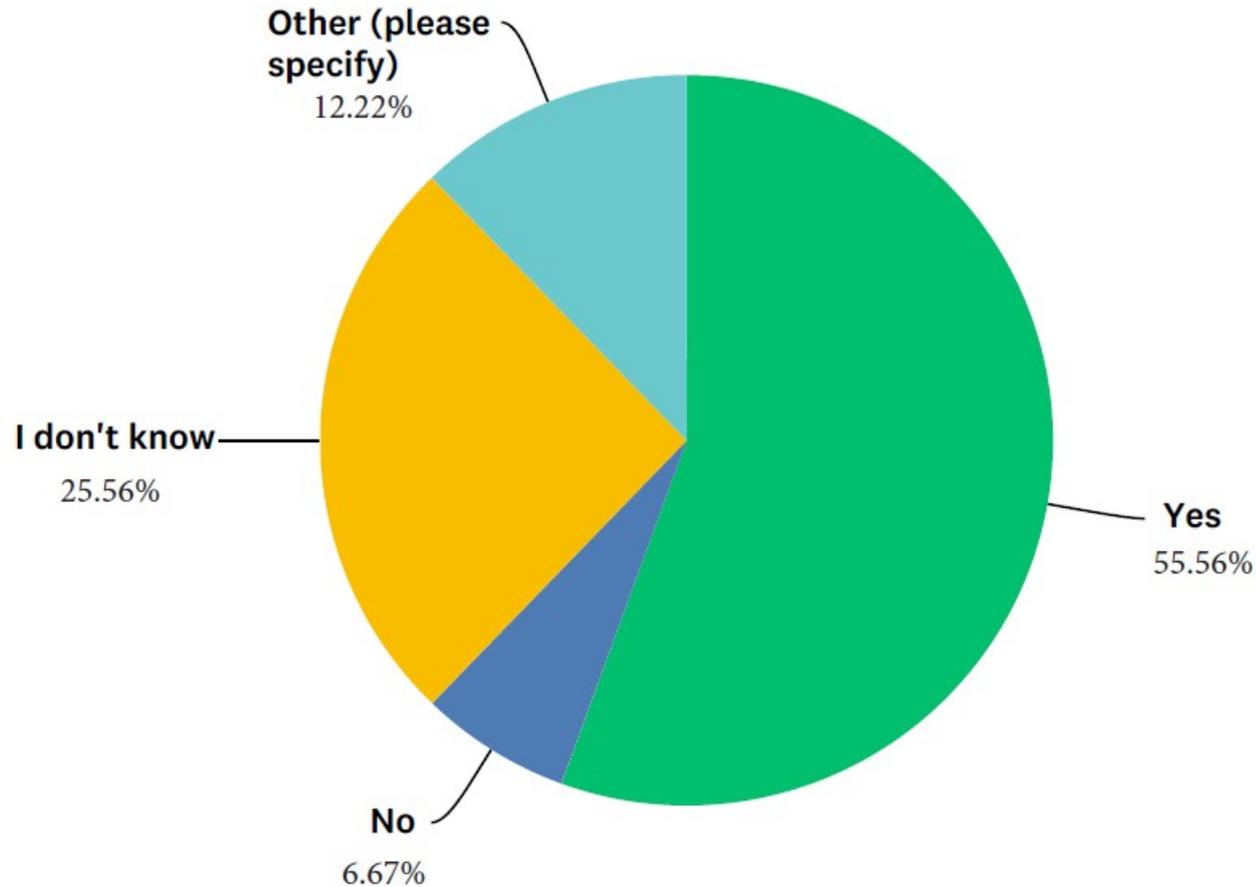
Answered: 92 Skipped: 1



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

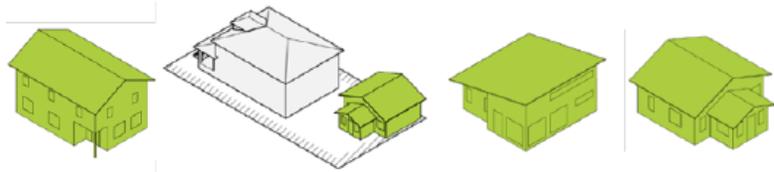


ADU Research - Portland State University

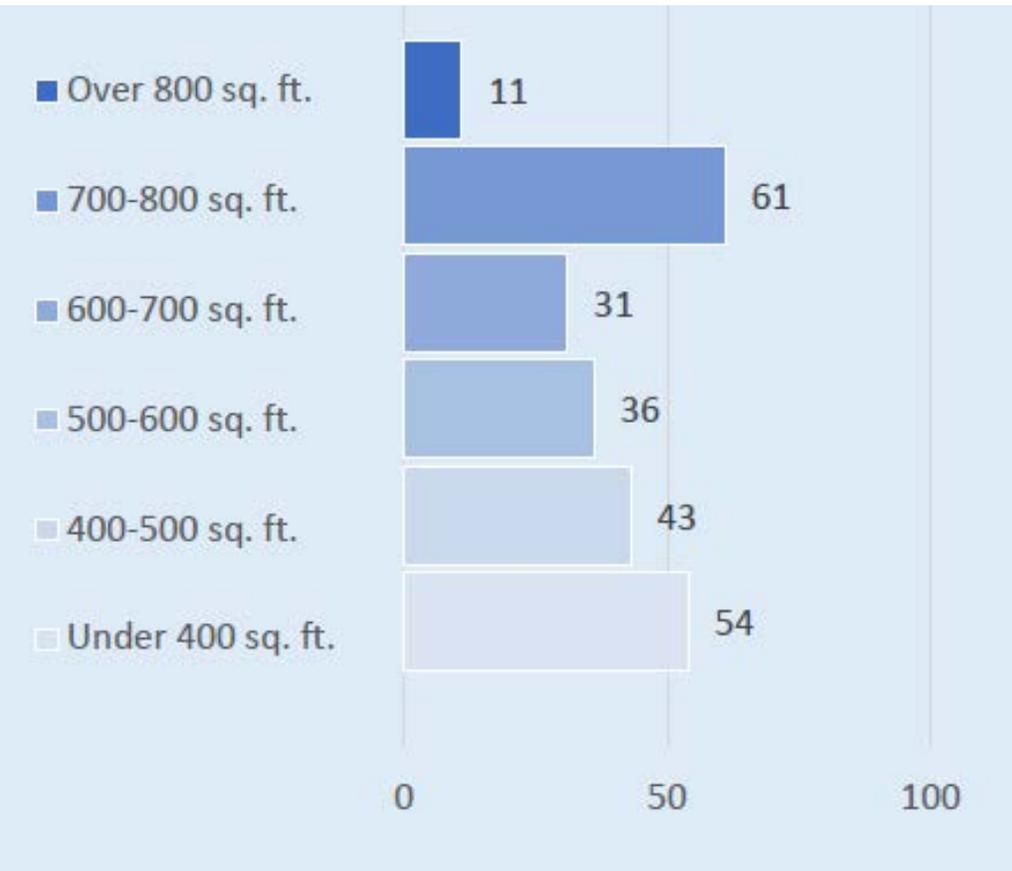
Accessory Dwelling Units in
Portland, Oregon

ISS Survey

1st Report
2018

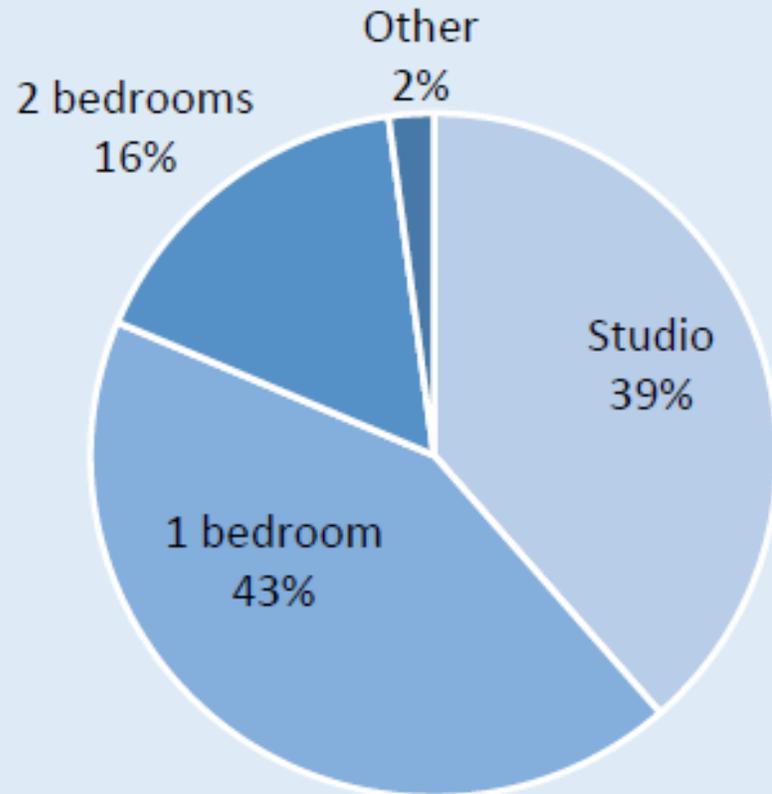


Q1.17 What is the approximate size of the
accessory unit? (n=236)

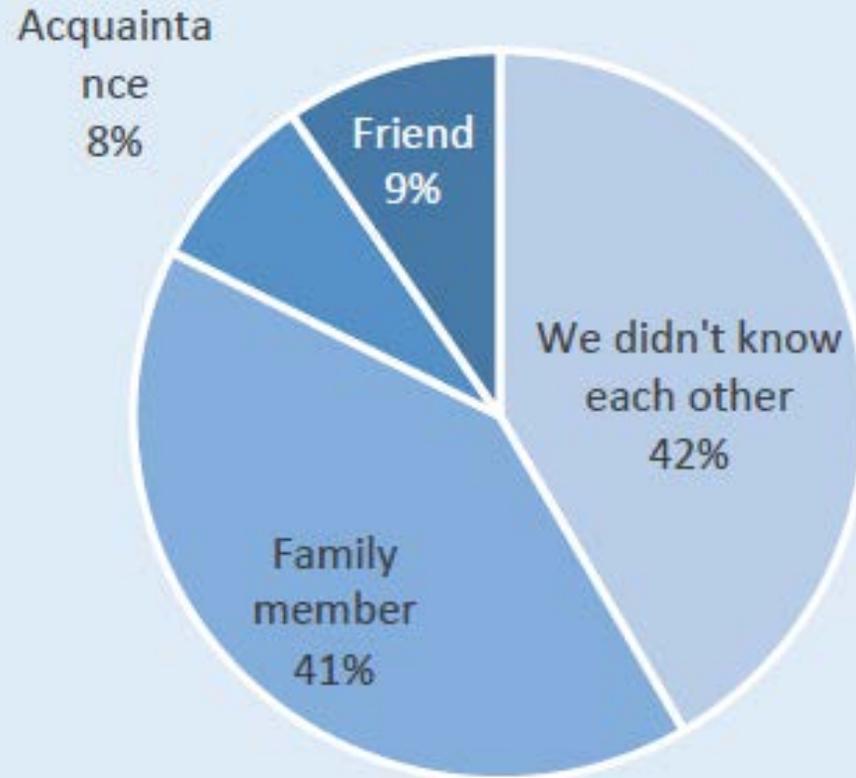


ADU Research - Portland State University

Q1.18 How many bedrooms does the ADU have?
(n=236)



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



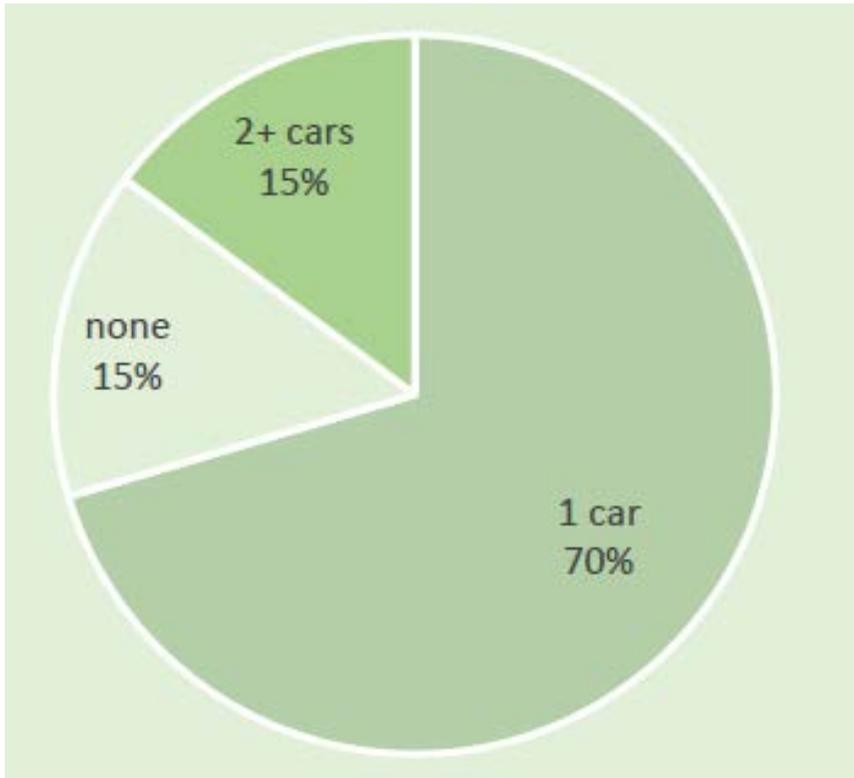
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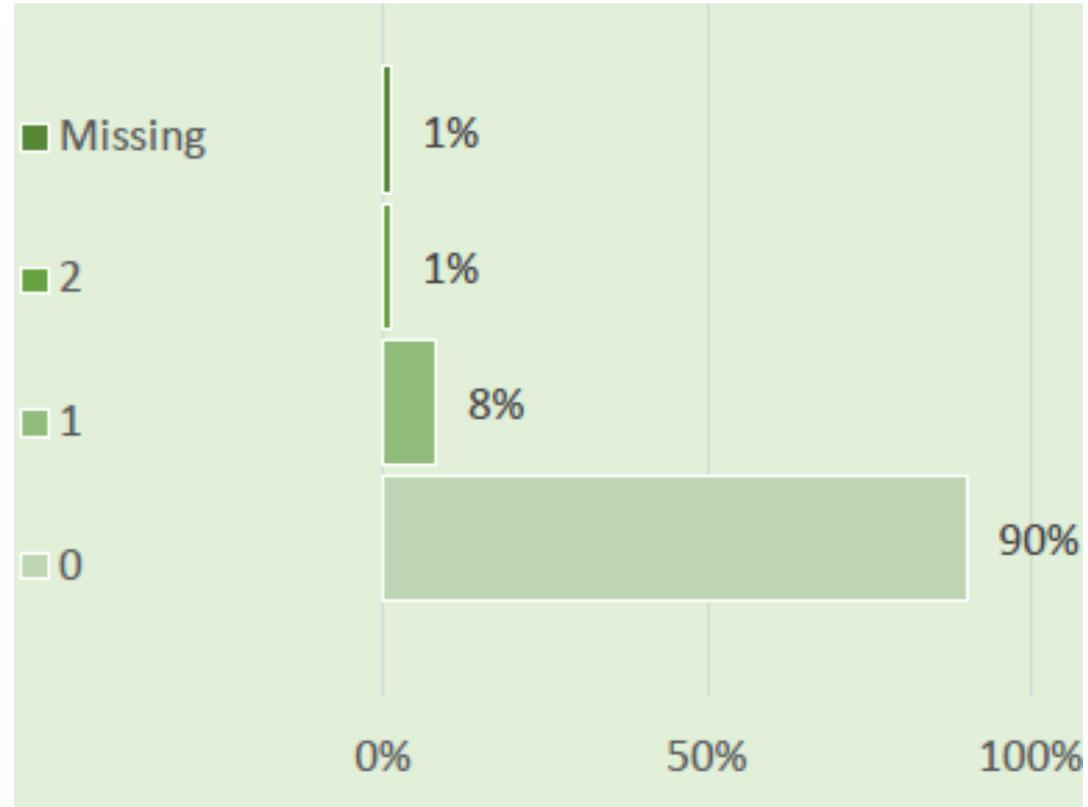


ADU Research - Portland State University

Q2.2 How many cars do you own? (n=142)



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



What are the benefits
of ADU's?

ADU Benefits

age
in place/
senior
assistance

adding
affordability
options
to renters

better use of
existing
infrastructure

new
housing

urban
renewal

property
rights

making
ownership
affordable

social
assistance at
neighborhood
level

ADU Benefits

Flexibility- People can use through a life cycle

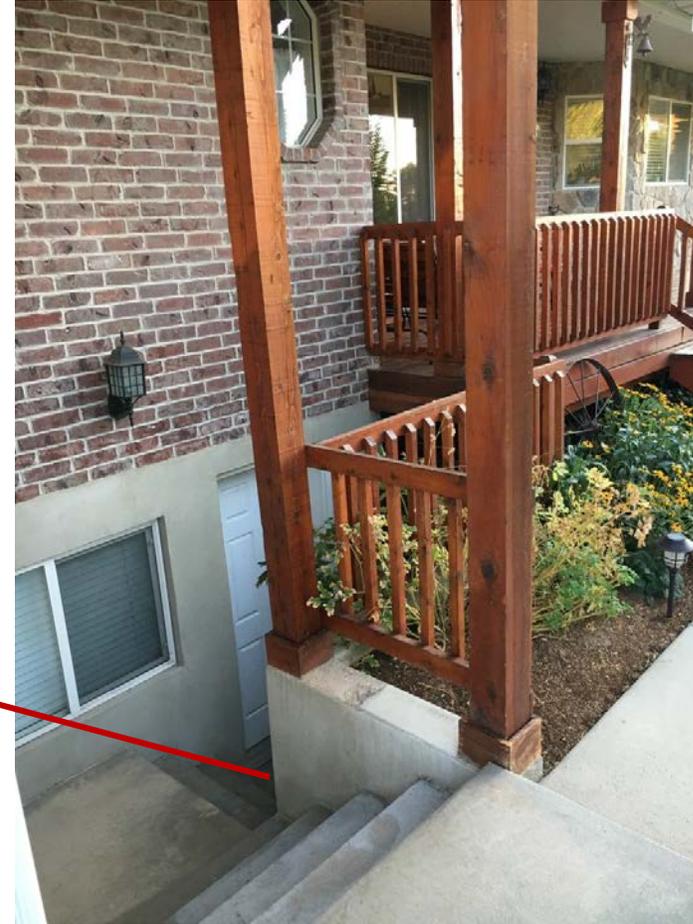
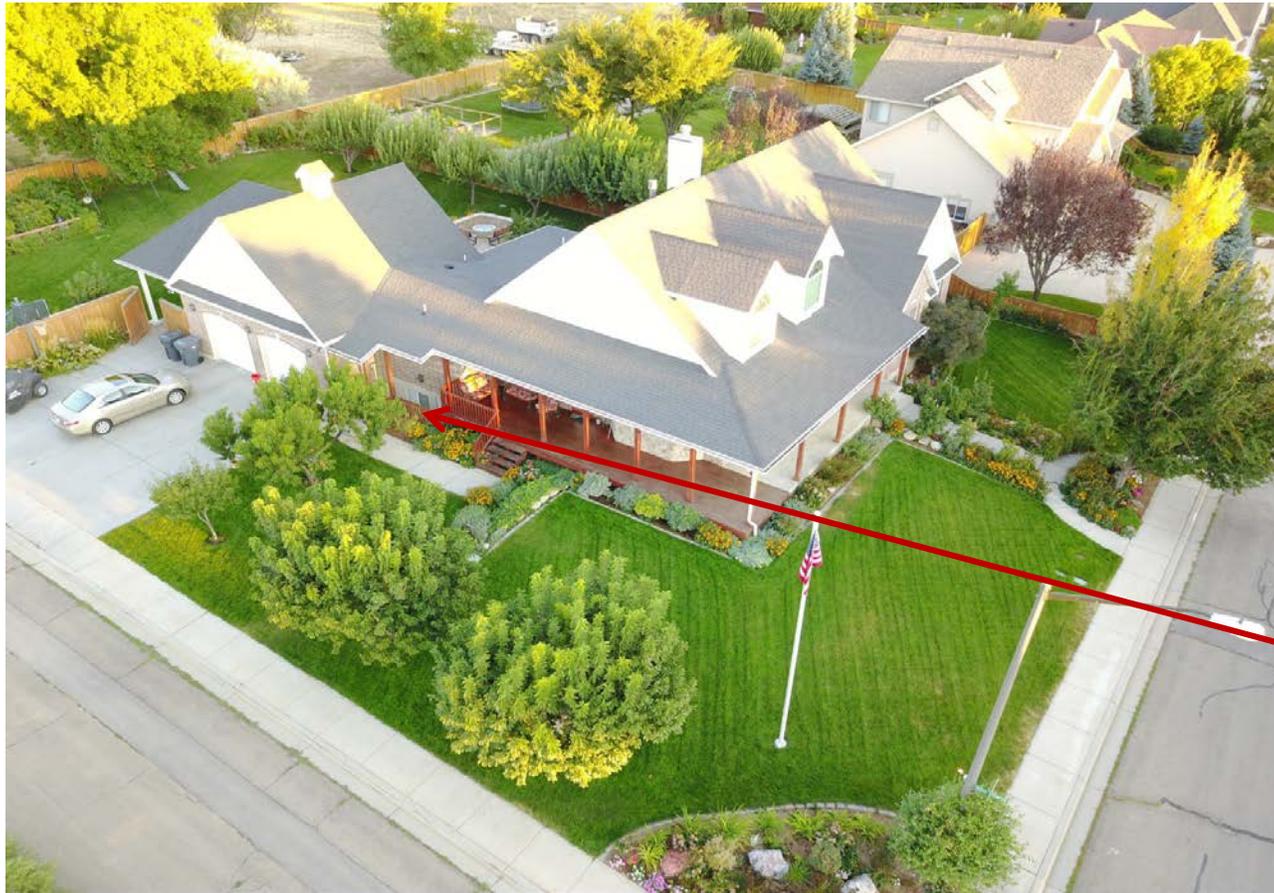


Life Cycle Diagram: for family and housing needs



ADU Benefits

Blend into existing neighborhood & social support



ADU Benefits

Blend into existing neighborhood & social support

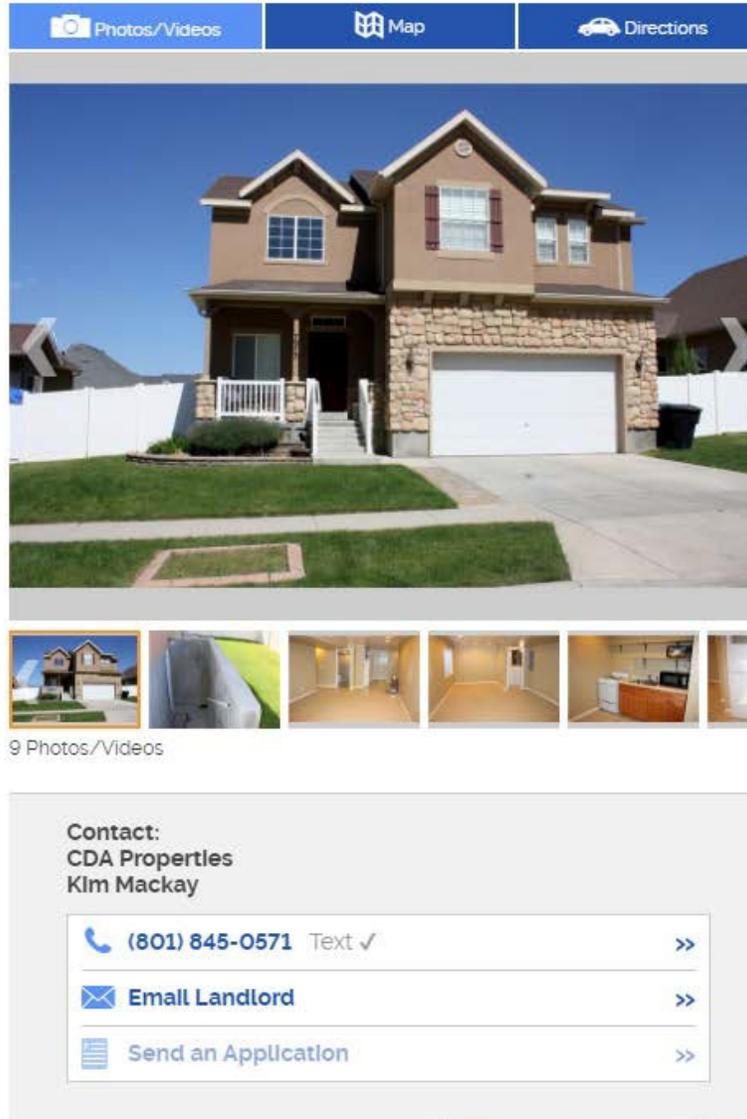


ADU Benefits

Can provide income for owner – ksl search

**Mortgage estimate
\$1,692 (Zillow)**

**ADU could pay 46% of
monthly payment
\$9,540 yearly rental
income**



Photos/Videos Map Directions

1 Bedroom Basement Apartment in West Jordan
7973 S Big Sycamore Dr · West Jordan, UT 84081
Available Now
\$795/mo.
Apartment

Facebook Twitter Google+ Pinterest Email Add to favorites View favorites Print

STATUS: Ready for immediate move in! AVAILABLE: NOW! TYPE: Basement apartment TOTAL SQ FT./FINISHED SQ FT: 606/606 GARAGE: Yes, but upstairs tenants use garage. FENCED YARD: Yes FEATURES: - 1 large bedroom w/closet - 3/4 bathroom - Carpeted throughout - Fridge, stove & microwave - Living room - Washer/Dryer included - Space heater & fireplace space heater available for use. - Entry through left side vinyl fence gate to the basement entry. TENANT CHARGES: - 33% of all utilities (no utilities need..
More »

Details

Property Type:	Apartment
Bedrooms:	1
Bathrooms:	1
Year Built:	2005
Square Feet:	604
Acreage:	N/A

Amenities

Amenities: Air Conditioning: Central Air, Fenced Yard, Parking: Dedicated Spot, Tile, Washer & Dryer: In Unit

Contact:
CDA Properties
Kim Mackay

(801) 845-0571 Text ✓

Email Landlord

Send an Application

1 Bedroom Basement Apartment in West Jordan

7973 S Big Sycamore Dr · West Jordan, UT 84081

Available Now

\$795/mo.

Apartment



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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

City	Allows	Owner Occupied	Parking	LOT SIZE				NOTES
Boulder		x	X	6,000 sq ft	n/a	One-third of principal unit or 1,000 sqft		Up to 10% of single-family lots in a neighborhood can have an ADU.
Portland	x (but not both)		X		18 feet	75% of principal unit or 800 sqft	5 principal unit and < 15% of lot	Features like windows, roof pitch, trim, and finishes must match the principal unit.
Santa Cruz	x (but not both)	x	x	5,000 sqft	22 feet	500 sq ft 640 sq ft if lot > 7,500 sqft 800 sq ft if lot > 10,000 sq ft		Form, height, materials, colors, and landscaping must be compatible with principal unit. Exterior design must be "in harmony with and maintain scale of" the neighborhood. Development fees waived if ADU is rented at City-specific affordable rents.
Lexington, MA	x	x	X	10,000 sq ft		1,000 sq ft and 2BR for ADU 40% of principal unit for DADU		
Vancouver, BC	x (in addition to ADU)		X	32 ft wide	15 feet for 1 story (with pitched roof) 20 feet for 1.5 story	Lot area * 0.16, up to 900 sqft. This equals 800 sq ft for 5,000 sq ft lot.		Only permitted on 1) sites with alley access and 2) corner lots.
Los Angeles	x (but not both)		X		2 stories	Up to 30% of principal unit floor area (up to 1200 sqft)	50% for principal and accessory structures (45% or 3,750 sq ft if lot > 7,500 sqft)	See also: California AB 1882 , which requires cities to develop rules for ADUs.
Denver	x (but not both)	x		6,000-8,500	24 feet 1.5 story	650 sq ft for lots under 6,000 sq ft 864 sq ft for lots 6,000-7,000 sq ft 1,000 sqft for lots over 7,000 sq ft		

City Of Seattle
ADU Barrier Report
2016

SAMPLE LEGISLATION

[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.
- ✓ ADUs can reduce the environmental impact housing has on our air, water and resources.

ADU challenges

Parking!!!!

building
code
compliant

Citizens
Pushback

Cost of Construction

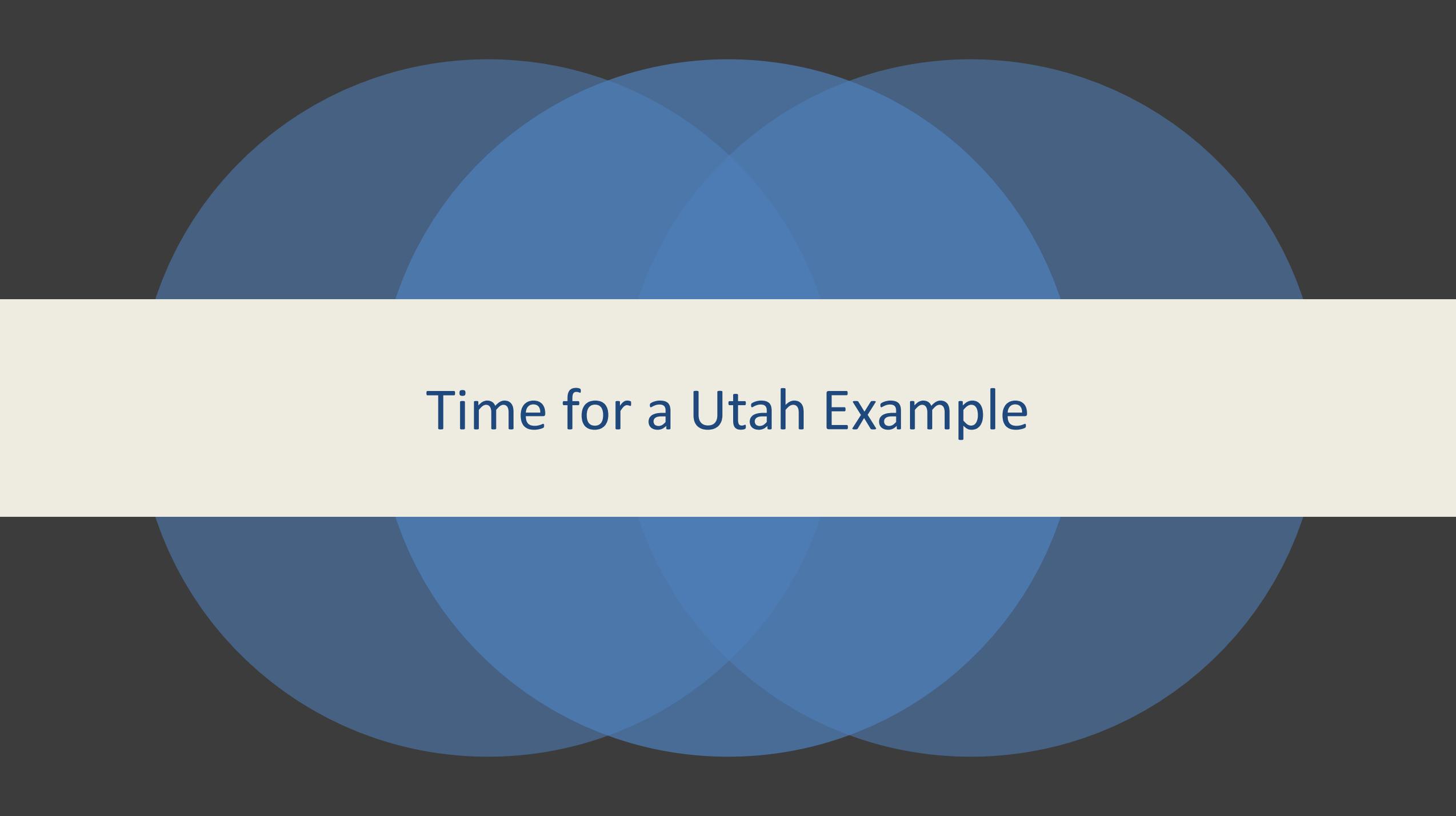
renters in
a residential
neighborhood

homes
not suited

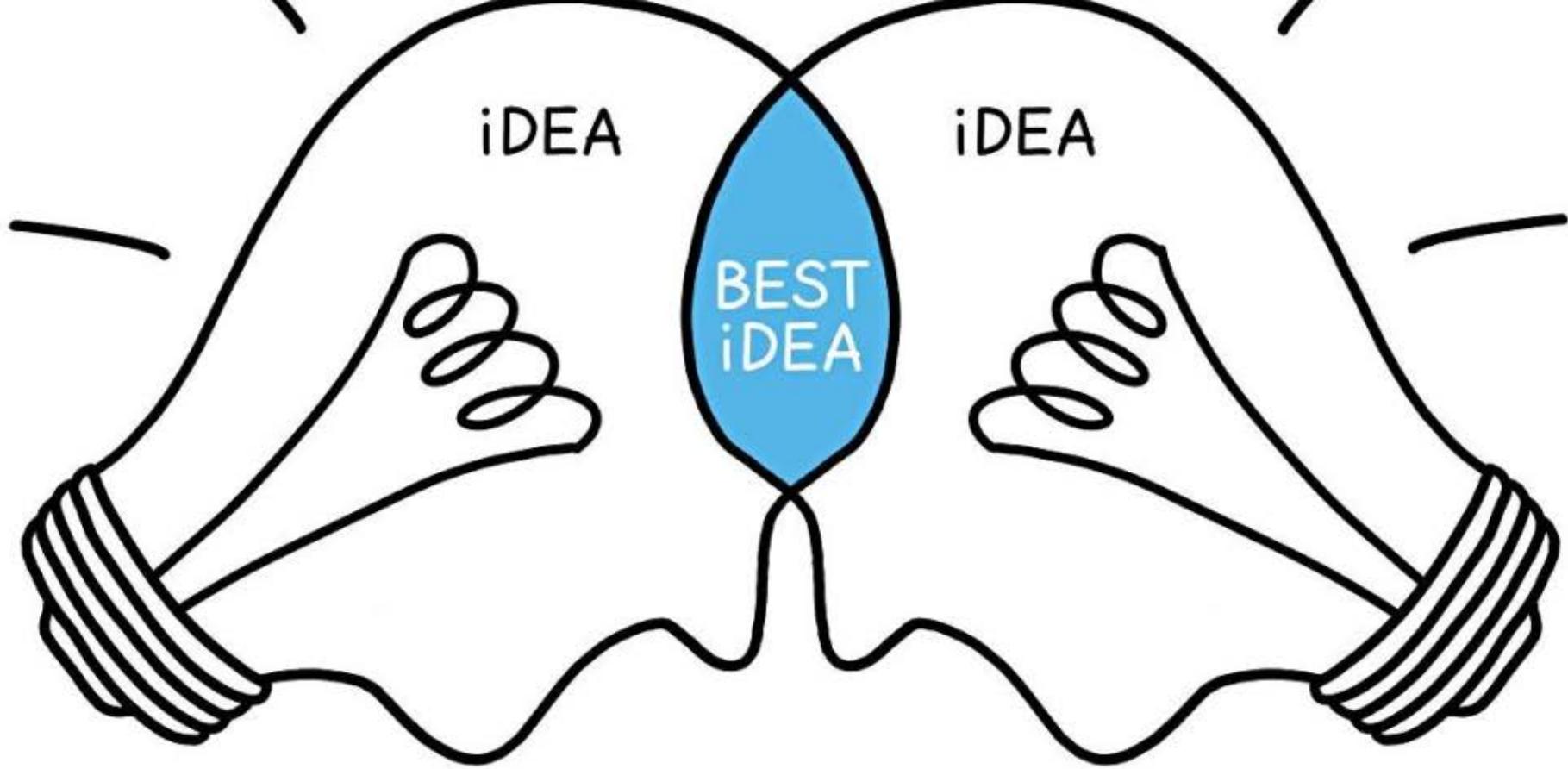
finances to
purchase or
remodel

Owner
Occupancy
standards

Regulations

The background features a dark grey field with three overlapping circles in shades of blue. A horizontal white banner is centered across the middle of the image, containing the text.

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.

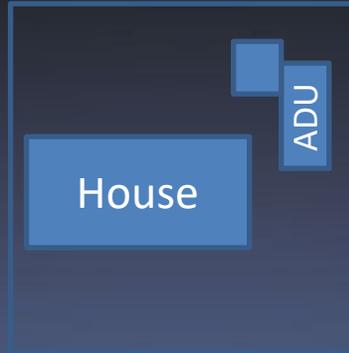


Click on photo for video

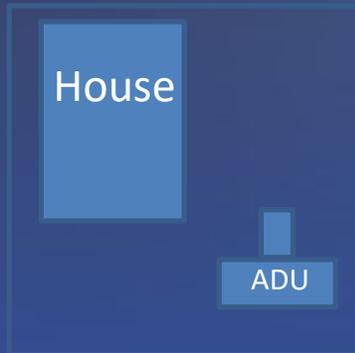
What we have learned...

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

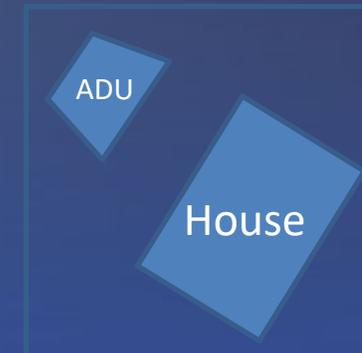
Streamline the process



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



U of U Students

- 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.....



Heigh Ho...

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**