

Housing Crisis and Accessory Dwellings

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Why ADUs?



- Lowest cost to build
- Invisible infill density
- Low GHG: reuse buildings/infrastructure
- No public subsidy
- Proven affordable
- Lets homes change with family needs
- Ideal for renters otherwise forced out
- 10's of 1,000's of potential units

Help Neighborhoods

- Invisible density managed on site :
home rule at home
- Keeps our elders, young people,
teachers, public servants in our
communities
- Relieving parking does not destroy
neighborhoods. Not all owners want
ADUs, fewer ADU residents own cars,
permit parking can be used if needed
- Net fiscal and public safety benefit:
more safe, legal, permitted units
paying taxes



Source: Karen Chapple, Yes in My Backyard

Helps Families

- Today's families changing—need flexible housing to adapt to changing life circumstances
- ADU helps weather family changes: job, health, marital status, departing kids, returning kids, elder parents, aging in place (foreclosure insurance)
- Barriers often prevent legal ADUs...need to adapt homes puts families at risk if they cannot do so legally



Invisible Infill Density

Market potential=
20-30% of SFR



Vancouver allows ADU's
with building permits:
1,000 units/year

Significant Market Potential

Zoning and Planning Barriers Prevent ADU's (Seattle, Portland)
Where removed, potential significant (Vancouver)

Share of Single-family Houses with ADUs



Vancouver, BC



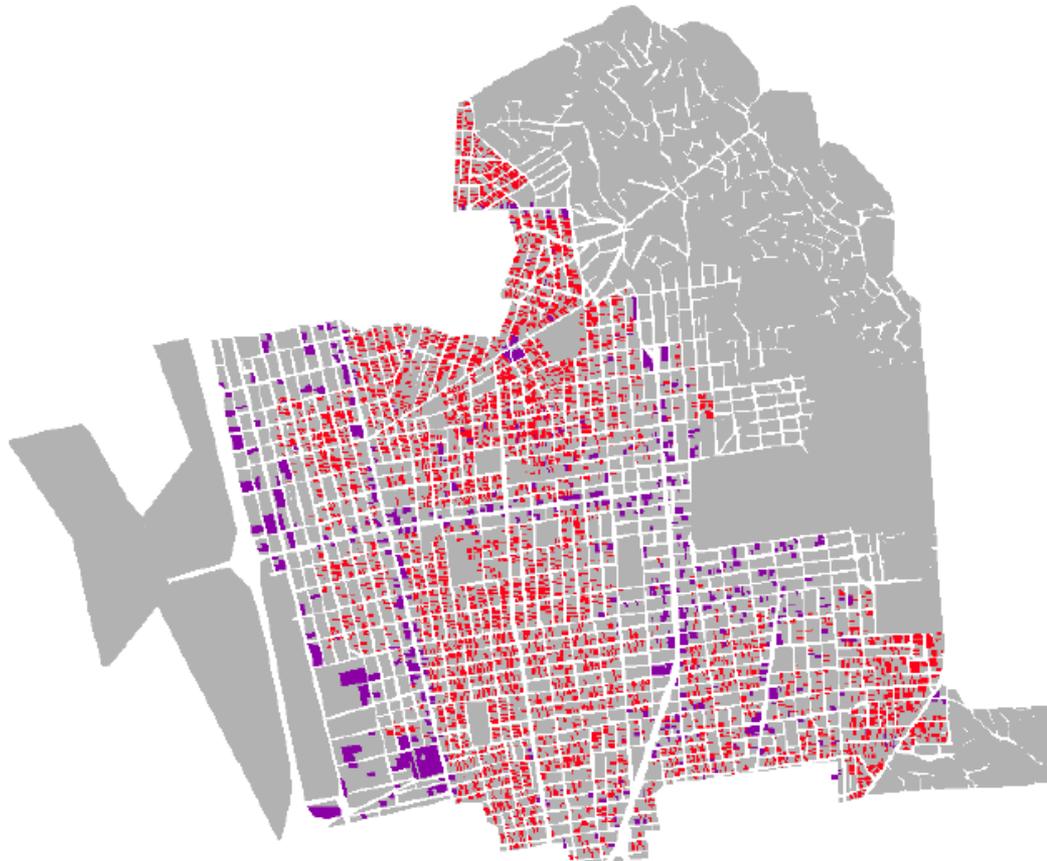
Seattle, WA



Portland, OR

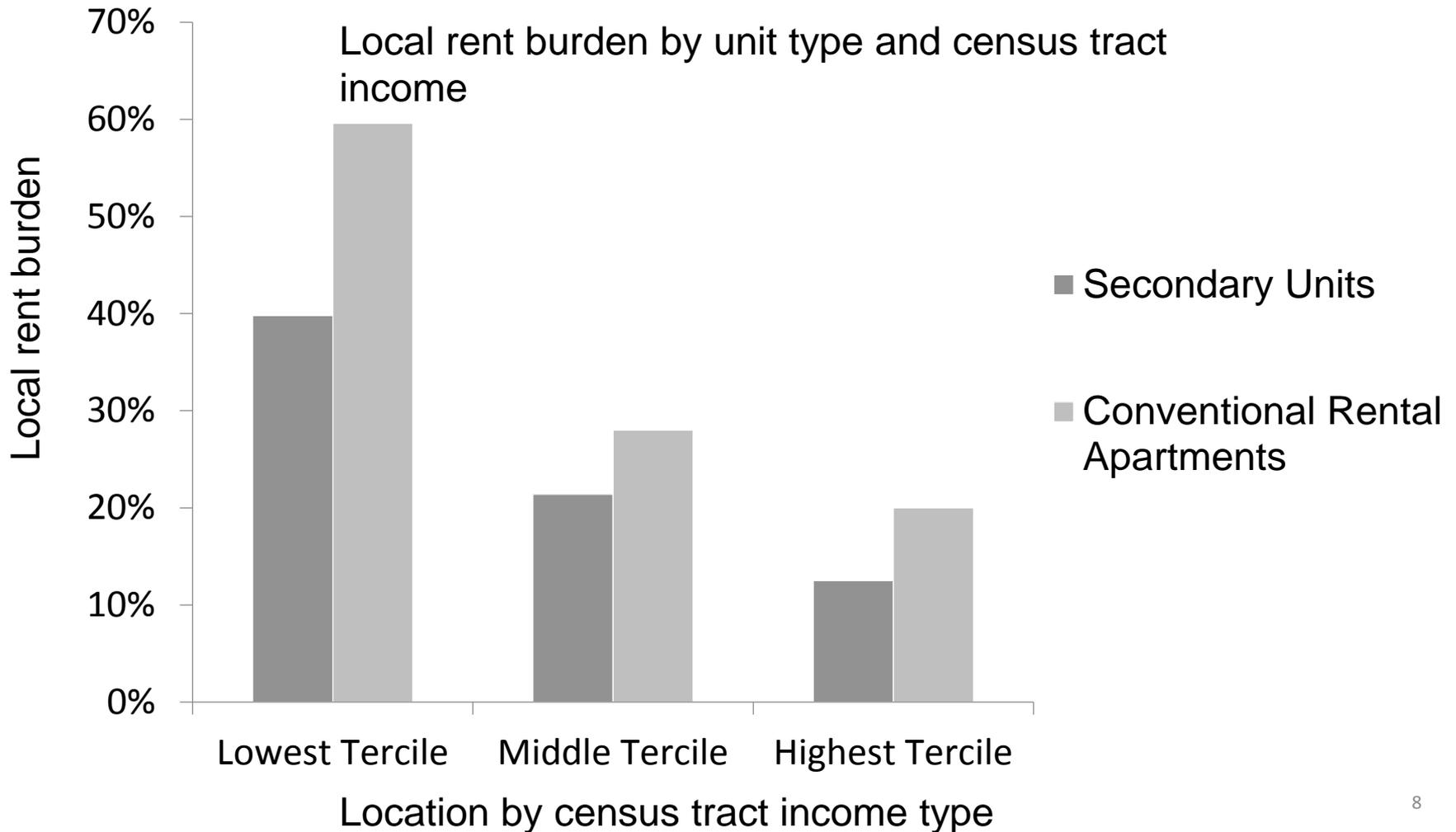
More Infill Potential than Conventional?

Berkeley: 7,882 units (Conventional Infill) vs. 8,677 units (Backyard Cottage Buildout)

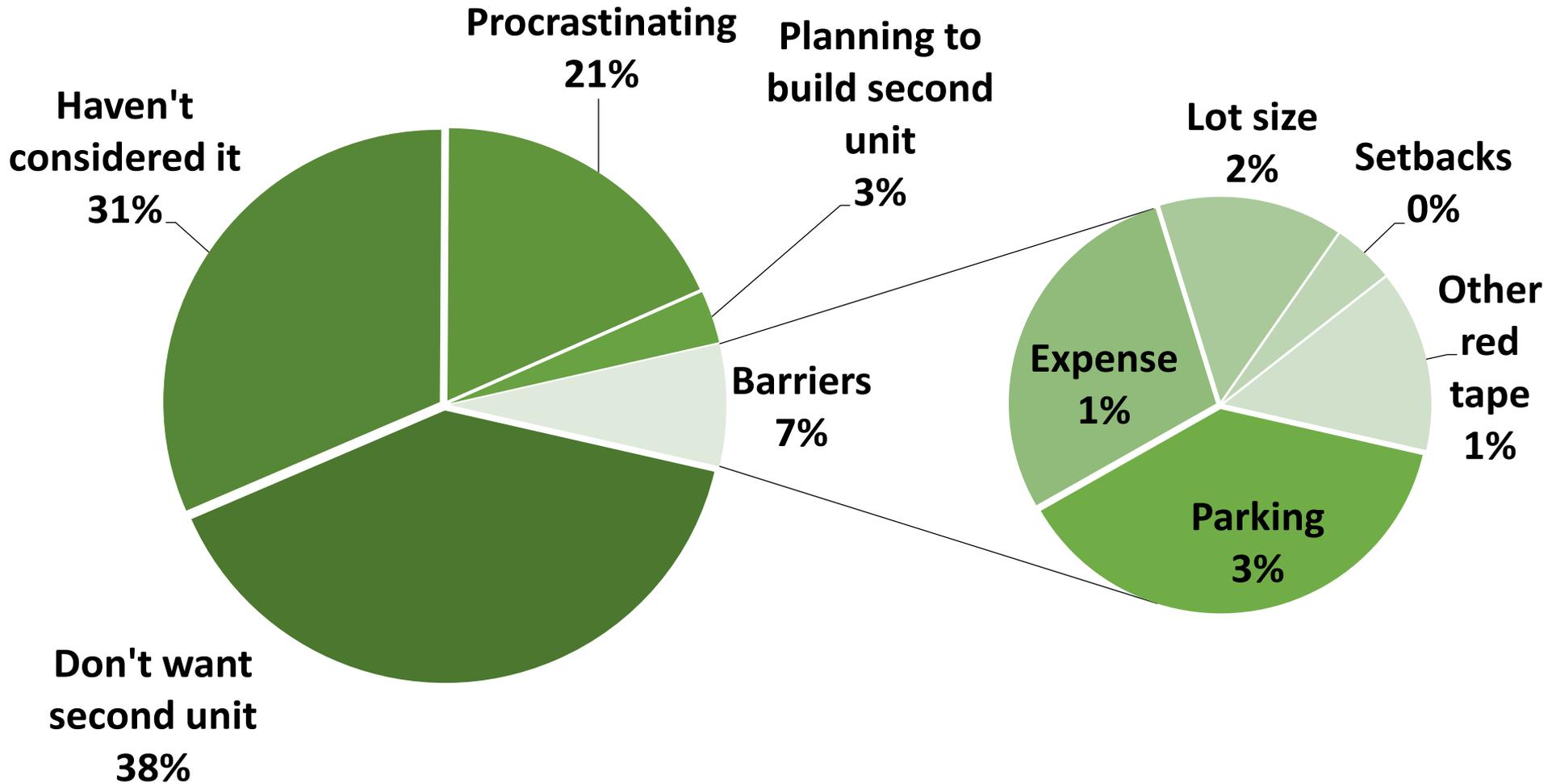


Infill potential for City of Berkeley

Affordable by Design



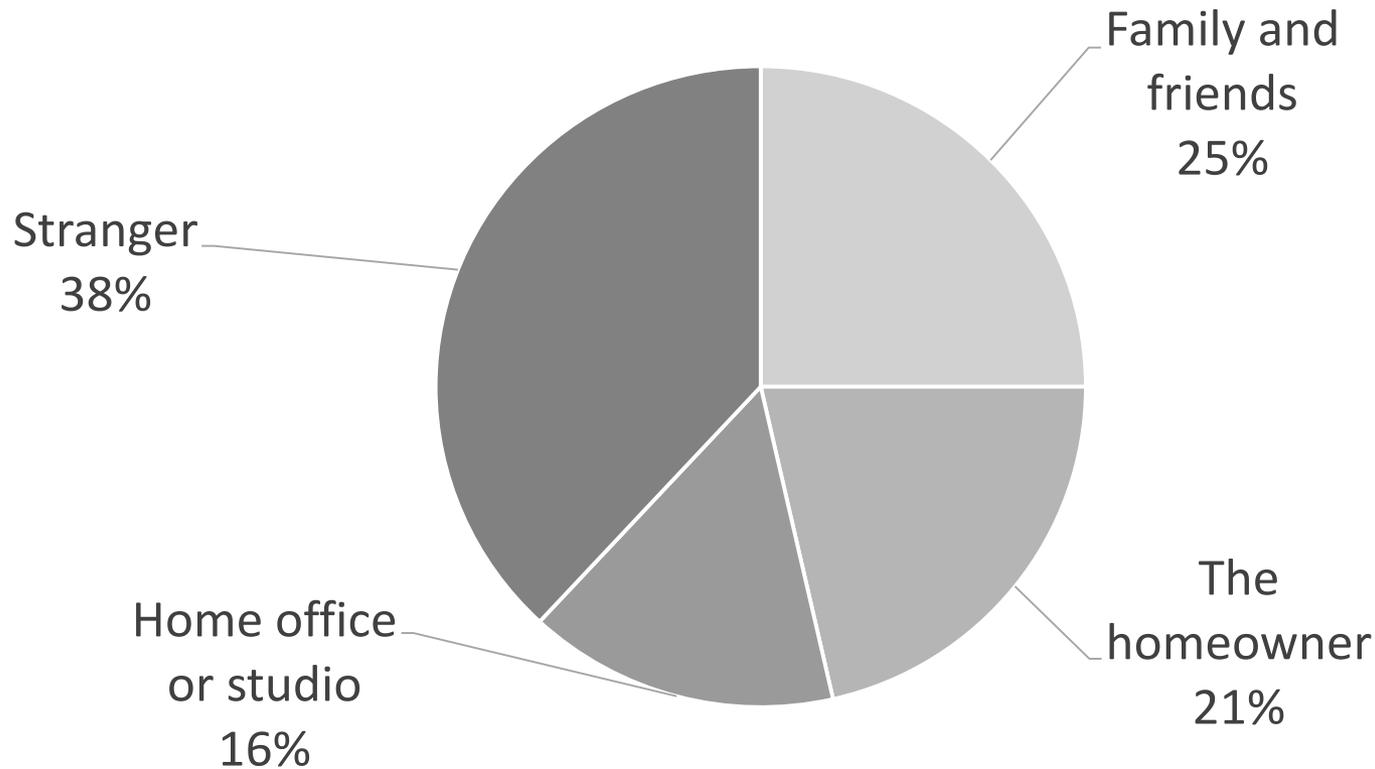
Why aren't owners building?



Source: Karen Chapple, *Yes in My Backyard*

Why aren't cities changing rules? Neighborhood character?

**Survey Data shows 62% of ADUs
Occupied by Owner and Their Family**



Source: Karen Chapple, Yes in My Backyard

How To Encourage More ADUs

- Simplify process—more by building permit (and still enforce local codes regarding owner occupancy, airbnb)
- Eliminate lot size minimums
- Reduce setbacks, eliminate for safe non-conforming
- Reduce parking requirements near transit, car share, allow tandem parking
- Create new perceptions: accessory use of home and land--home rule begins at home. Not a duplex.

Remove psychological barriers: More ministerial approvals



Reduce Parking Requirements

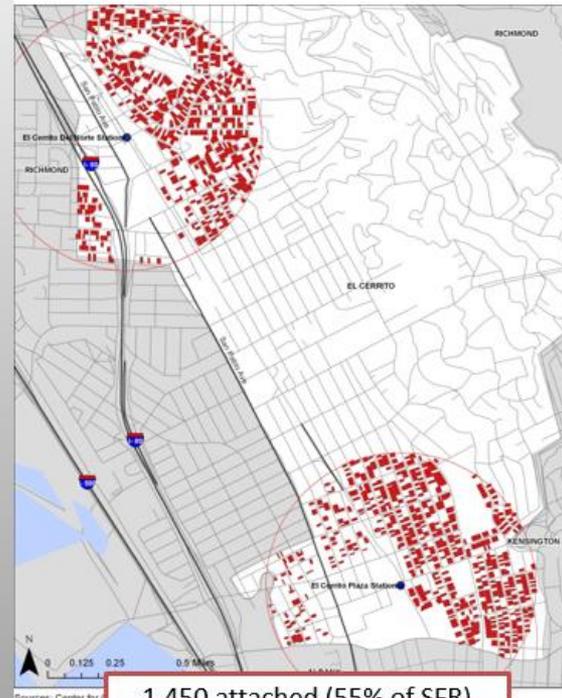
Reducing Parking Requirement El Cerrito

Current Zoning



350 attached (15% of SFR)
or
270 detached (12% of SFR)

Reduced Parking

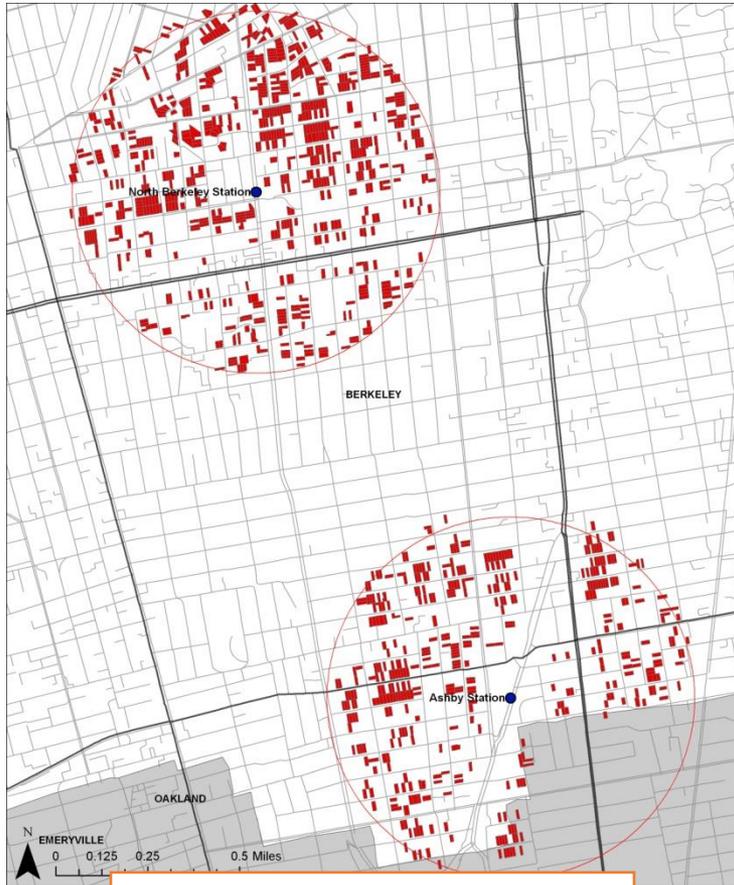


1,450 attached (55% of SFR)
or
1,125 detached (45% of SFR)

Source: Karen Chapple, *Yes in My Backyard*

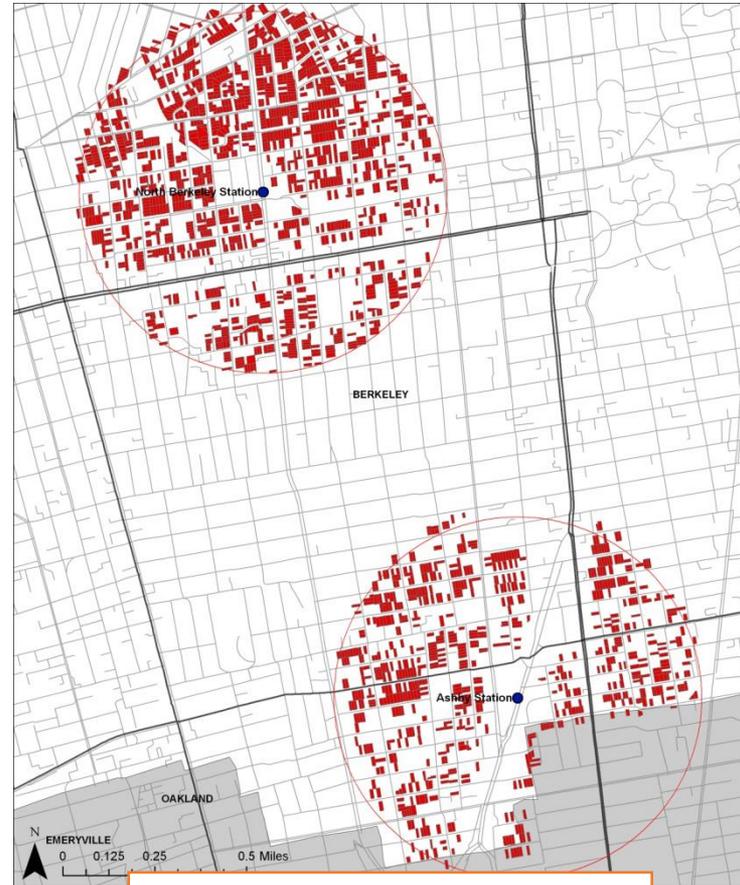
Eliminate Lot Size Minimums: Berkeley

Current Zoning



1,110 (37% of SFR)
Assumes Parking Waivers

No Lot Size Minimum



2,120 (71% of SFR)
Assumes Parking Waivers

**Reduce Setbacks:
Eliminate for existing if safe, 4-5' for new**



Reduce Fees: ADU NOT = to a new house

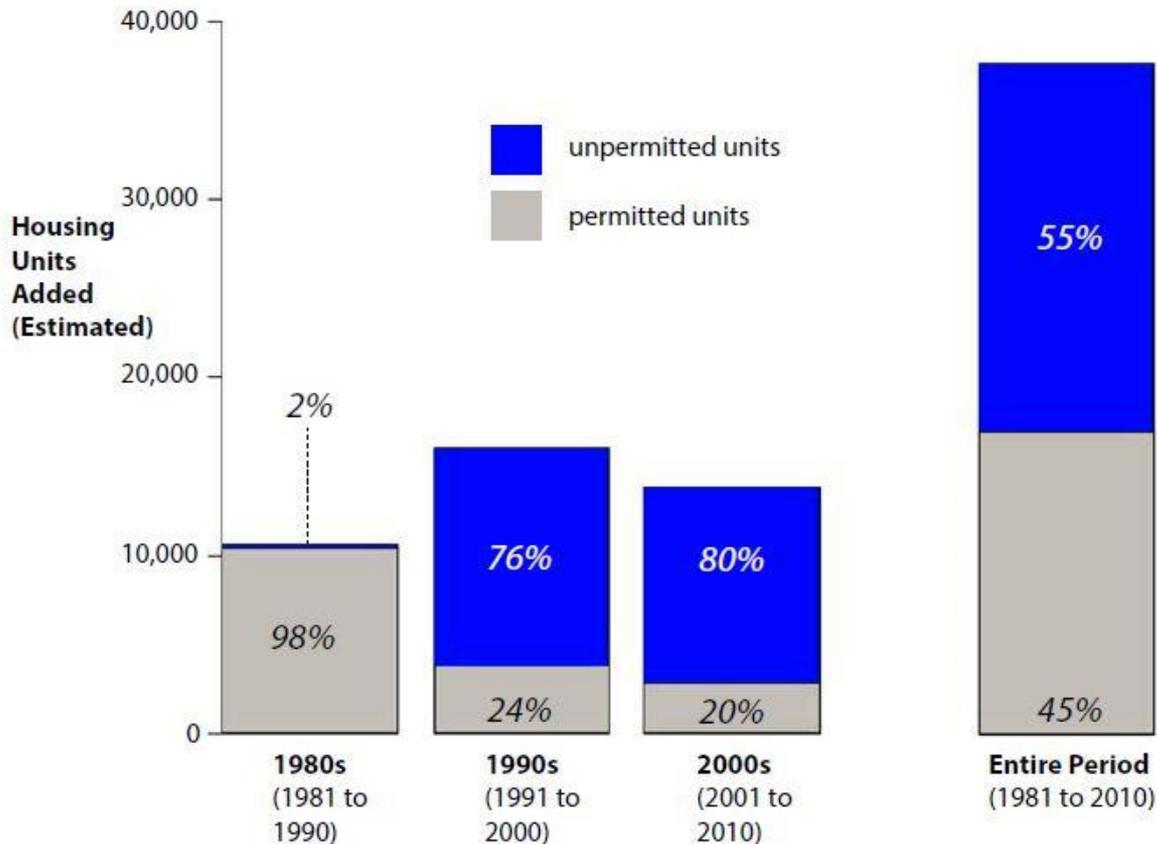
Would you pay....

- **\$30,000-\$75,000**
- To connect to something you already have (and paid for)
- So you can build something that **only costs \$10,000-\$250,000**
- To keep your privacy while helping your family or community
- On a property where you can already have as many people as you want sleep, eat, use the bathroom & park on the street...

Reduce fee burden proportionate to differential impact of an ADU and an existing fully utilized home

If not easy & reasonable, get illegal ADUs and don't get safety, taxes, monitoring...

Housing Added to Stock By Mode, City of Gateway (Incorporated Only) 1981 to 2010



We Just Did It-Wegmann, 2014

Fiscal Benefits Legal ADUs



ADUs & Housing Crisis: Change Rules To Change Outcomes

Allow more by building permit (Oakland, Berkeley, SF, Novato, SB1069)

- Permit streamlining: ministerial approval
- Reduced parking, allow tandem
- No minimum lot size
- Reduced setbacks –eliminate for existing non-conforming
- Reduced requirements for new hookups, sprinklers, meters and fees

Help homeowners become legal builders: offer technical assistance refer to ADU companies, create how-to manuals, work with lenders

Amnesty program for existing secondary units: \$2.7 million/year new property taxes for 2,000 existing second units in Berkeley

How Can we Help You?

- Write Letters and Op-Ed Pieces in local papers
- Speak at Commissions and City Council
- Provide extensive research on ADU models and codes
- Work with local Lenders
- Help develop technical assistance to assist homeowners
- Other?

