


ADU Work Group Session 1

ADU Landscape: Where are we now?



July 17, 2024

 ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

 Technical Assistance
for Local Planning
HOUSING

 **COMMUNITY
PLANNING
COLLABORATIVE**

Welcome and Introductions

- Brandi Campbell Wood, Principal, Community Planning Collaborative
- Sam Dolgoff, Project Manager, Community Planning Collaborative
- Abbie Tuning, Associate, Community Planning Collaborative

Agenda

- ADU Work Group Overview
- Building Trends, Benefits & Barriers
- State ADU Law
- ADU Best Practices Overview
- TA Resources



Work Group Overview

Five Sessions

Weekly Office Hours

1. ADU Landscape 101: Where are we now?
2. Zoning, Streamlining, Preapproving: Steps to Promote ADUs
3. Hot Topics: Amnesty & Condoization
4. Affordable ADUs: Fee Waivers, Loan Programs, Incentives & Financing
5. Helping Homeowners Build ADUs: Putting it all Together

TA Resources: Memos, Handouts, Templates & Tools

General Technical Assistance

- State ADU Laws Summary & Checklist
- Best Practices Memo: Policy, Process & Public Information
- Legalizing Unpermitted Units Memo
- Affordability Strategies Memo
- APR Data Excel Template

Public Information

- Homeowner ADU Mini-Guide Handout
- Public Information Toolkit

ADU Landscape

- Data & Building Trends
- Local Context
- Benefits & Barriers

The background image shows a modern, single-story accessory dwelling unit (ADU) with a light-colored exterior and large windows. A wooden deck with a white wicker chair and a striped ottoman is visible in the foreground. A wooden fence with a lattice top is in the background.

ADU Building Trends Quiz

What percentage of new units in CA are ADUs?

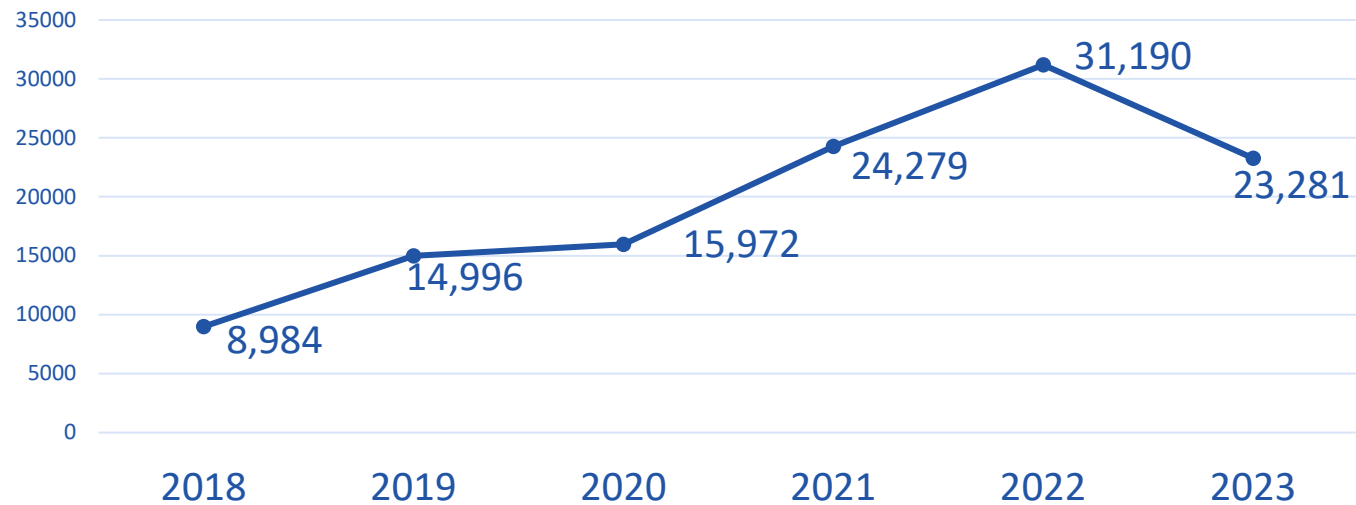
2023 Statewide ADU Trends

- 18% of new housing units
- 36% of low & very low-income units
- 32% of moderate-income units



Statewide ADUs Over Time

- Up from 8% in 2018
- 118,000 since 2018



*HCD APR Data Dashboard



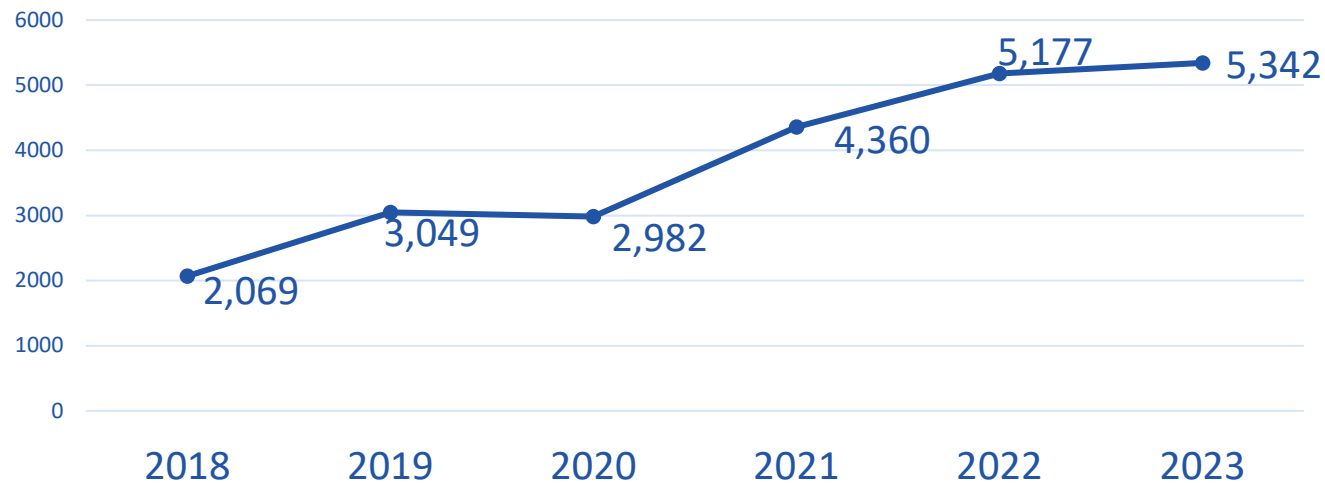
2023 Bay Area ADU Trends

- 19% of new housing units
- 23% of low & very low-income units
- 57% of moderate-income units



Bay Area ADUs Over Time

- Up from 7% in 2018
- 23,000 since 2018

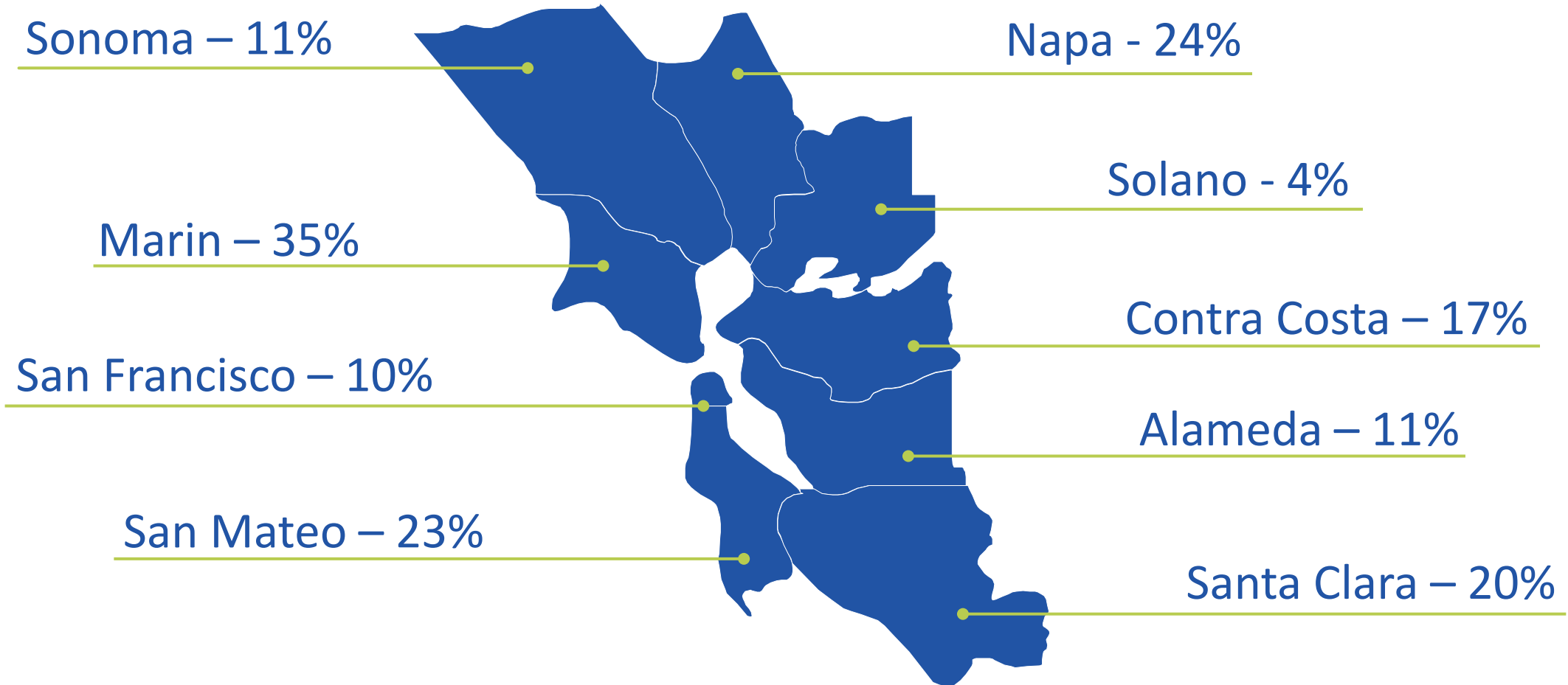


*HCD APR Data Dashboard



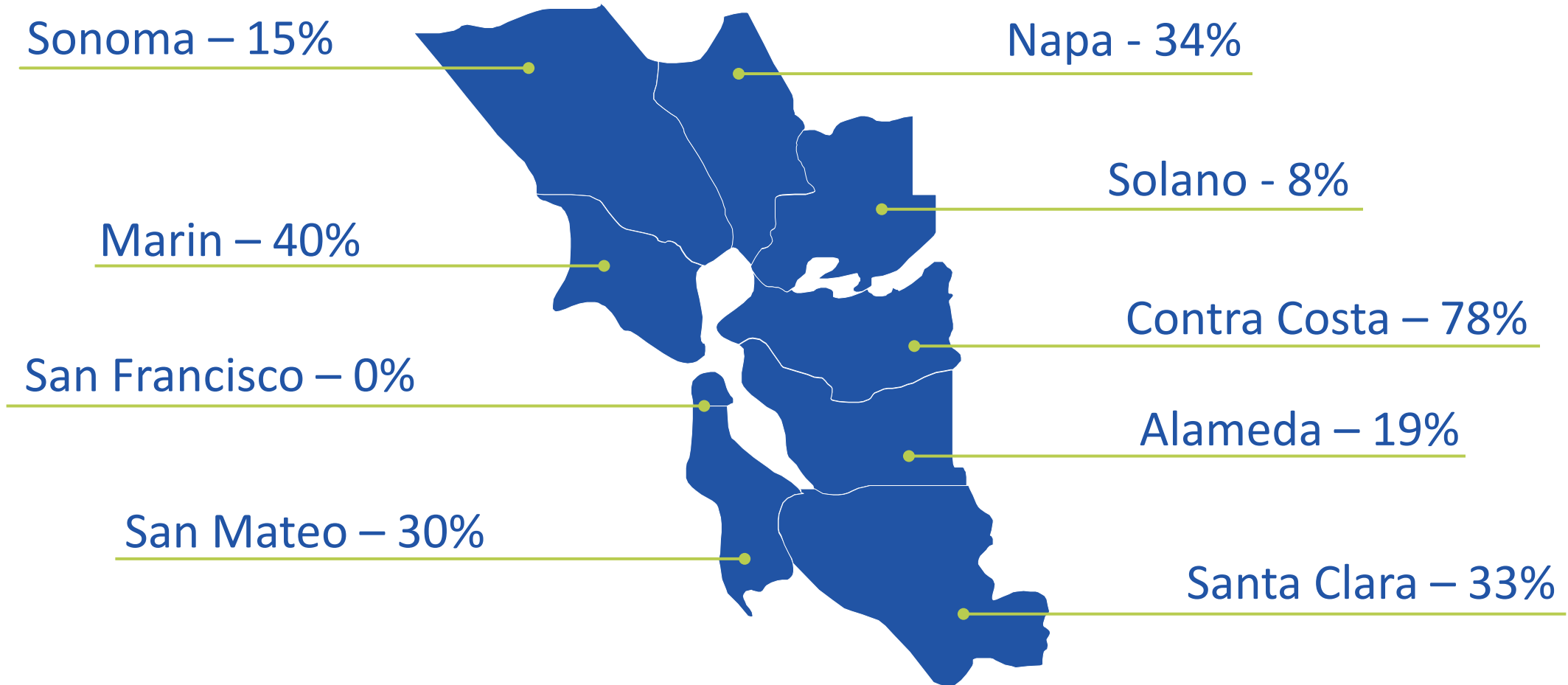
2023 Bay Area ADU Trends

ADUs % of Total Units Built by County



2023 Bay Area ADU Trends

ADUs % of Total Low and Very Low-Income Units Built



Unpermitted ADUs

Part of the Story Not Included in APRs

- In San José unpermitted ADUs outpace permitted ADUs by 3:1*
- In San Mateo County 75% of ADUs are unpermitted**

*2024 Not (Officially) In My Backyard Study

**2017 A Solution on the Ground Study



Who's Building ADUs?

From 2021 Statewide Homeowner Survey*

- ~70% identify as white and are above area median income (AMI)
- 51% of ADUs rented and 18% no cost housing
- Homeowners below median AMI more likely to:
 - rent to low-income tenants
 - rent to families with children

What we have observed

- Extra rental income always a driver
- More multigenerational housing
- Flexible over time



Benefits of ADUs



Housing for families



Multigenerational living



Aging-in-place



Rental Income



Housing for community



Increased property values



Small scale living + reduced commutes support environment



RHNA & APR Credit

In your community,
who's building and why?



Barriers from the Homeowner Perspective

It is hard to:



Find Information &
Get Started



Learn the Rules &
What You Can Build



Apply & Get
Permits



Budget &
Finance



Manage
Construction



Manage
a Rental

Heard of ADUs

Likes ADUs



Thinking of building



Planning on building



Intending on building



Started construction



Finished construction



Occupied

ADU Funnel

What are common
barriers in your
community?



State ADU Laws

- What is Allowed
- Standards
- New Laws

State Law: What is Allowed

Building ADUs is easier than ever thanks to state laws starting in 2020

- Everyone can build an 800 square foot detached ADU or convert existing buildings
- Allowed in every city, county and in HOAs
- No owner occupancy made permanent in 2024 (except JADUs)
- No impact fees under 750 square feet
- Pathway to legalization for unpermitted ADUs



State Law: Standards



Number	<ul style="list-style-type: none">• Single family: One detached ADU, one converted, one JADU• Multifamily: up to two detached and 25% converted
Size	<ul style="list-style-type: none">• Minimum: 150 square feet• Maximum detached: 1000 square feet• Maximum converted: 50% of main home (at least up to 800 square feet)
Setbacks	<ul style="list-style-type: none">• Detached: 4-foot side/rear setbacks• Converted: use setback of existing structure• Allowed in front setback if backyard is not an option
Height	<ul style="list-style-type: none">• Up to 16 feet always allowed• Up to 18 feet and 25 feet in some cases• 2-story ADUs required to be allowed in some cases
Parking	<ul style="list-style-type: none">• Limits on additional and replacement parking• No parking required for many ADUs

You may go above and beyond state standards

AB 1033: Separate Conveyance for ADUs

**Allows separate conveyance (or condoization)
of ADU and main home**

- Jurisdictions may allow by adopting an implementing ordinance

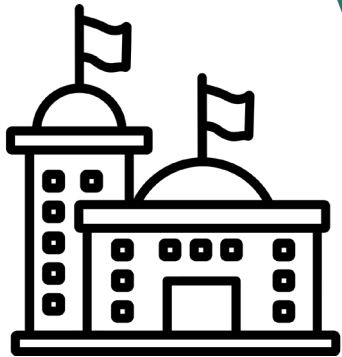


Early adopters: San Jose, Berkeley, Sacramento, Oregon, Seattle and Austin

AB 1332: Pre-approved Plans

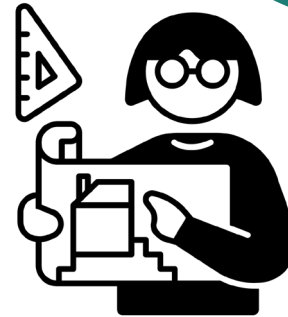
No, not this!

Jurisdiction: “Let’s hire an architect to make some plans that we can give out for free.”



Yes, this!

Designer: “I’ve got some really cool plans that I want you to take a look at now, so I can reuse them with other clients. I get that you will have to look at site specific things, like Title 24, when I reuse them.”



AB 1332: Overview

PART 1: Plan Pre-approval

- Designer submits plan
- City reviews within 60 days (not site-specific)
- City posts basic info online
- Pre-approval expires at end of code cycle

&

Part 2: Site-specific Permitting

- Applicant submits for permits
- City reviews in 30 days (pre-approved base plan plus site-specific requirements (e.g. zoning, T24, historic, hazards, etc.))
- Base plan must be identical

You can choose to add pre-approved plans from other jurisdictions

ADU Best Practices

- Policy
- Process
- Public Information

1. Policy

Actions that establish a framework to encourage ADU production by reducing costs and other barriers making it easier to build ADUs

Policy Recommendations

Going above and beyond state laws

Strategic ADU priorities based on local conditions

Clear, simple codes and development standards

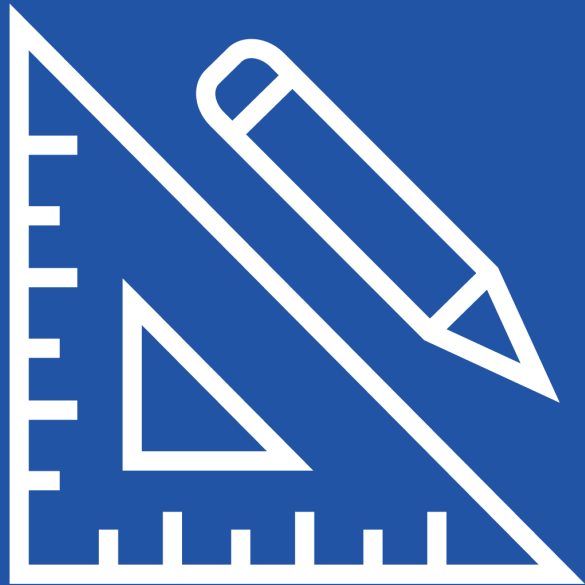
Incorporating ADUs into existing policies

Fee reductions, waivers and incentives



Going Above and Beyond State Laws

Encourage ADUs with relaxed standards



- **Sacramento:** Established 0-foot setbacks and 2 ADUs per parcel
- **San Diego:** Established 0-foot setbacks, 3 stories, max size 1,200 square feet, and additional ADUs allowed

2. Process

Actions that increase staff capacity, address bottlenecks, and streamline the ADU permitting and approval process

Process Recommendations

Expanded hours and options to apply for permits

Departmental alignment

Concurrent department review

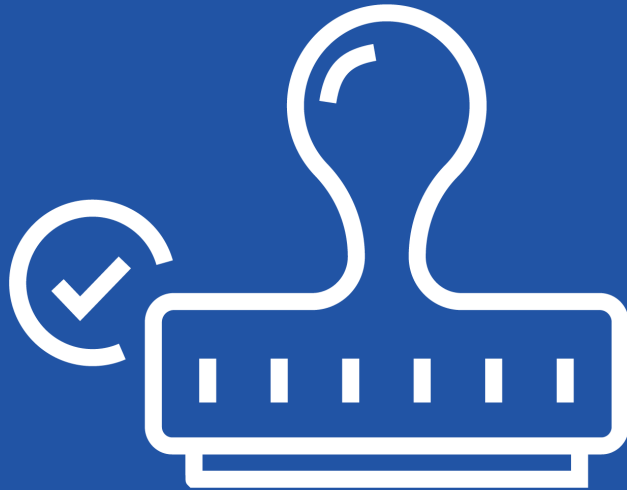
Staff trainings and resources

Internal audit of processing timelines



Expanded Hours & Options to Apply for Permits

Dedicated ADU hours that are advertised, pre-application meetings, same day permitting for JADUs, or dedicated ADU coordinator



- **San José:** ADU Tuesdays and ADU Ally
- **City of Napa:** Same day JADU permit two times per week

3. Public Information

Actions that help educate, inspire and assist homeowners, taking them from curiosity to realization

Public Information Recommendations

Handouts and checklists at the counter and online

Clear and easy-to-navigate website or webpage

Online tools to get residents started

Nonprofit and community partnerships

Share ADU stories



Handouts & Checklists at the Counter & Online

Summarize the ADU development process and requirements at a glance

The ADU Process

We are here to help you through your ADU building process. Visit our [website](#) and contact the Planning Department at planning@cityofspa.org, or talk with staff in person at 1960 Tate Street, Mon/Tues/Thurs, 9am – 12pm and 1 – 4pm or Wed/Fri with a virtual appointment. Learn more about each step in the process on the following pages.

-  **1 GET STARTED 1-3 MONTHS**
 - Think about what you want and your goals and concerns.
 - Look for inspiration on the [SMC ADU Resource Center](#) and view floorplans and photos.
 - Make an informal sketch of your property using our [exercises](#) to help.
 - Estimate costs and possible rental income using our [ADU Calculator](#).
-  **2 LEARN THE RULES 1-3 MONTHS**
 - Learn about your property and any restrictions with the [Symbium Build](#) tool.
 - Learn the rules and what you can build (see step 2 below).
 - Meet with City staff early on to understand any rules that might apply to your ADU.
 - Adjust your project budget as needed and create a plan for financing your project.
-  **3 DESIGN YOUR ADU 1-6 MONTHS**
 - Consider using a [pre-reviewed ADU plan](#) to save on design and review costs.
 - Hire your team of an architect or designer and a licensed contractor, or a design/build team.
 - Create your initial design and discuss it with City staff. Email [Planning](#) for an appointment.
 - Finalize your design for permitting. Your architect, designer, or contractor should help.
-  **4 APPLY FOR PERMITS 1-6 MONTHS**
 - Submit your [ADU Preliminary Ministerial Review Clearance Form](#) with the required fees to [Planning](#) to confirm you can build an ADU.
 - Prepare your [building permit application](#) and all [submital requirements](#).
 - Submit your building permit application by email or in person to [Building](#). Pay initial fees. Complete applications are reviewed in 30 days.
 - Revise your application if needed. Expect two weeks for review. Email [Building](#) for updates. Pay any remaining fees and pick up your building permit.
-  **5 CONSTRUCT YOUR ADU 6-12 MONTHS**
 - Ensure all funding is in place before construction.
 - Monitor construction (typically 6-12 months) by checking in regularly with contractors, making decisions about materials as needed, and ensuring inspections are moving along.
 - Schedule inspections throughout construction. Email [Building](#) or call 650-853-3189. Your contractor will do this for you.
-  **6 MOVE IN**

Once your ADU has passed the final inspection it's ready for move-in! Detached ADUs require a certificate of occupancy before move-in.

■ Homeowner ADU Mini-Guide Template handout summarizes the basic steps to help homeowners through the ADU building process

Office Hours

ADU Landscape Recap/Q&A

- Wednesday, July 24, 10 – 11 am
- Open to all work group members

Sign up here for
one-on-one assistance:
bit.ly/ADU-Office-Hours

Next Session

Zoning, Streamlining, Preapproving: Steps to Promote ADUs

Wednesday, September 18

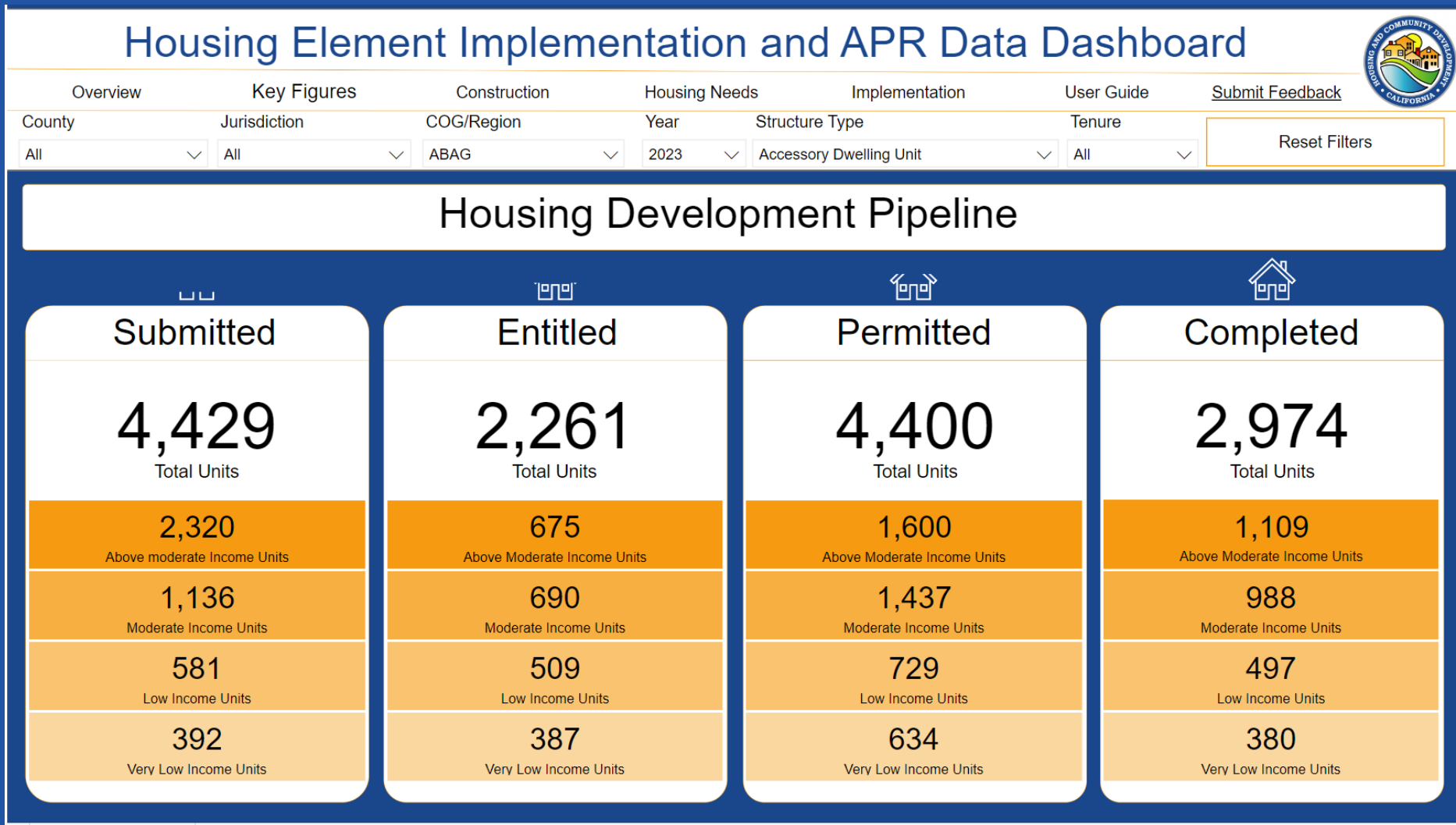
10:30am

Questions? Email Sam Dolgoff
dolgoff@planningcollaborative.com



Appendix

ADUs In the Pipeline



*HCD APR Data Dashboard

2023 Alameda County Trends

- 11% of units built
- 33% of low & very low-income units built



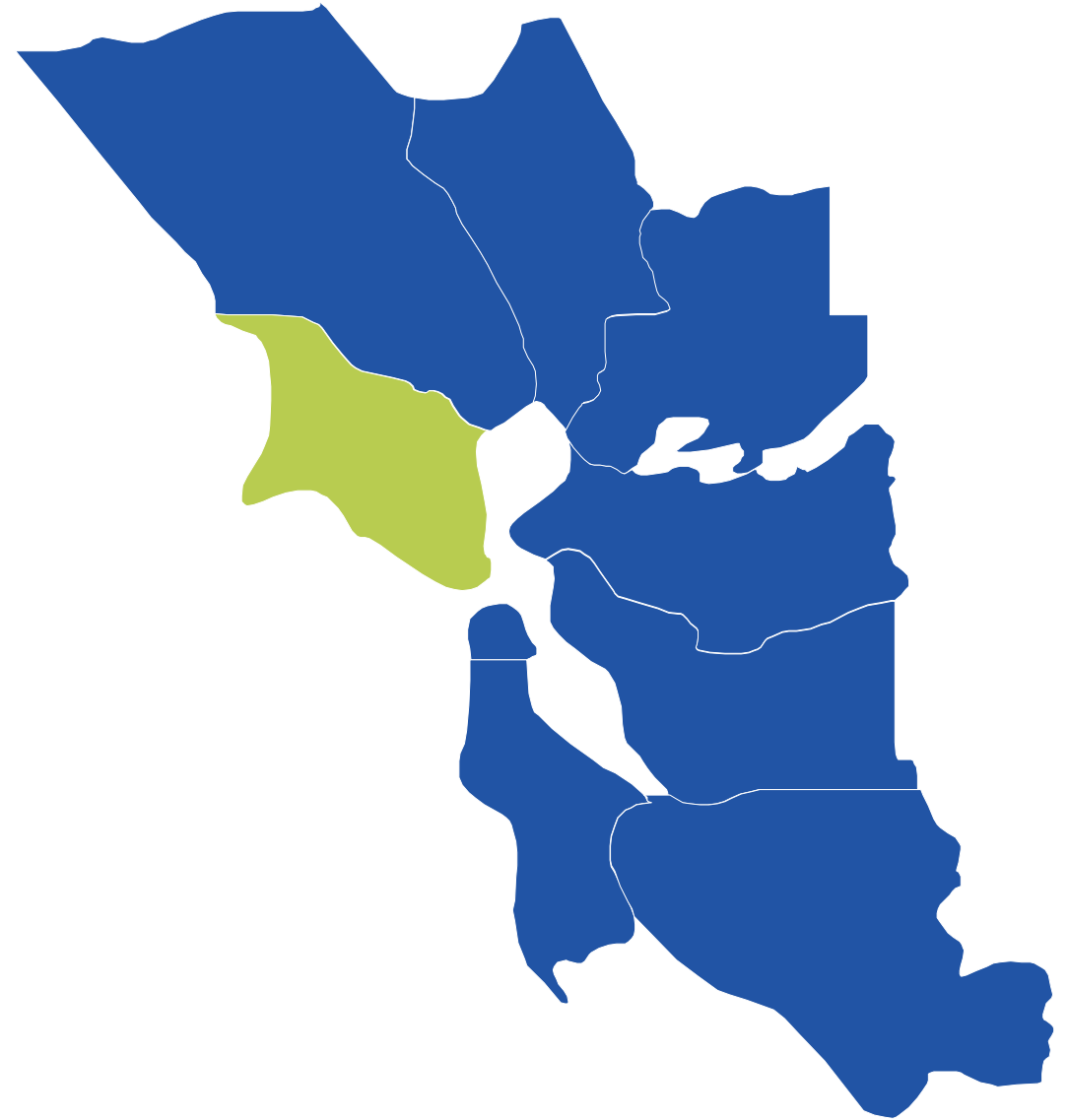
2023 Contra Costa County Trends

- 17% of units built
- 78% of low & very low-income units built



2023 Marin County Trends

- 35% of units built
- 40% of low & very low-income units built



2023 Napa County Trends

- 24% of units built
- 34% of low & very low-income units built



2023 Solano County Trends

- 4% of units built
- 8% of low & very low-income units built



2023 Sonoma County Trends

- 11% of units built
- 15% of low & very low-income units built



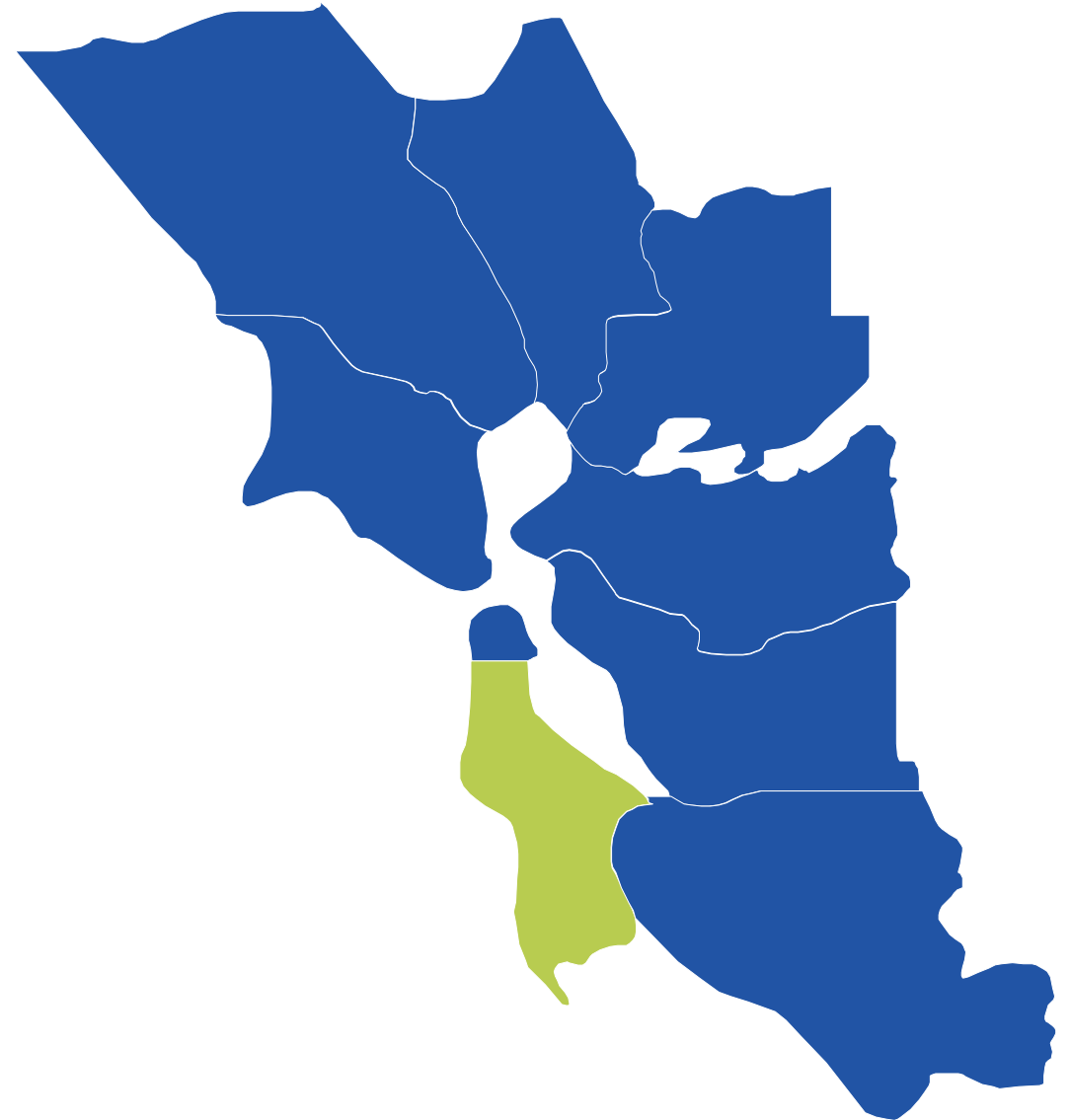
2023 San Francisco County Trends

- 10% of units built
- 0% of low & very low-income units built



2023 San Mateo County Trends

- 23% of units built
- 30% of low & very low-income units built



2023 Santa Clara County Trends

- 20% of units built
- 19% of low & very low-income units built

