

Workforce Affordable Housing Committee

Toolkit

Accessory Dwelling Units

Committee Meeting
June 22, 2007



Toolkit Purpose

- Provide data, opportunities, and strategies, or ‘tools’ to assist local governing bodies and other interested parties to:
 - assess workforce housing needs
 - Identify and implement appropriate solutions

Toolkit content will be provided online at www.rrregion.org/housing

Toolkit Content

- Demographic and Housing Trend Data
- Definitions
- Contact information and links to government and private housing agencies
- In depth information about selected strategies

'Strategy' Content

- Definition
- Potential Benefits
- Implementation Considerations
- Potential Costs
- Potential Barriers
- Case Studies and Best Practices
- Links for further information

Toolkit Strategy:

Accessory Dwelling Units (ADU)

- Definition

- Also known as a "mother-in-law" or "granny" unit, a "family dwelling unit", or "guest house"
- It is an additional living space that has separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit on a single-family lot
- In many cases they are either a garage conversion or a small backyard cottage.

ADU Examples



Toolkit Strategy:

Accessory Dwelling Units (ADU)

- Potential Benefits
 - Relatively low cost to local government
 - Smaller size units may produce more affordable rental housing in higher-priced locations
 - May offers affordable housing for home owner's parent or adult child
 - May help older residents stay in their own homes and neighborhoods longer

Toolkit Strategy:

Accessory Dwelling Units (ADU)

- Benefits (continued)
 - Generated income makes primary property more affordable to home owner
 - Legal ADUs may reduce number of illegal units
 - Can be part of housing goals of social sustainability of neighborhoods, infill, or historic preservation

Toolkit Strategy:

Accessory Dwelling Units (ADU)

- Implementation Considerations (Cont.)
 - What is the purpose or purposes of ADU Ordinance?
 - Size, setback, occupancy limits?
 - Is there a waiting period during which:
 - Primary structure must be owner-occupied?
 - ADU must be occupied by a family member?
 - May rent be charged?

Toolkit Strategy:

Accessory Dwelling Units (ADU)

- Implementation Considerations and Costs (continued)
 - Different requirements for converting existing structures?
 - Different requirements for converting existing structures?
 - Design requirements to ensure compatibility with neighborhood?

Toolkit Strategy:

Accessory Dwelling Units (ADU)

- Considerations and Costs (Continued)
 - Is there a need for an impact assessment?
 - Is there a need for explanatory or promotional information for the public?

Toolkit Strategy:

Accessory Dwelling Units (ADU)

- Potential Barriers
 - Predicting impact
 - Demonstrating need

Toolkit Strategy:

Accessory Dwelling Units (ADU)

- Examples and Best Practices
 - Santa Cruz, CA – Proactive program assists home-owners with technical assistance and financial support
 - Town of Montgomery, NY – Demographic profile similar to some in PD9
 - Combines affordable housing solutions with historic preservation efforts

Toolkit Strategy:

Accessory Dwelling Units (ADU)

- Further Information
 - Links to reports and articles on ADU development