

# ADUS: POLICY CHANGES AND THEIR ROLE IN MEETING REGIONAL HOUSING NEED

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Integrated Regional Planning Program



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# THE HOUSING LANDSCAPE

## THE SITUATION TODAY

 **15%**  
  
HOUSING PRICE  
INCREASE SINCE 2009



HALF THE STATE'S  
HOUSEHOLDS ARE  
UNABLE TO AFFORD  
THE COST OF  
HOUSING IN THEIR  
LOCAL MARKET



**\$50 billion**  
ANNUAL HOUSING  
AFFORDABILITY GAP

**\$140 billion**  
LOST ECONOMIC OUTPUT  
PER YEAR

# THE CRISIS AT HAND

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From 2011 to 2016, California added a net of just 209 new housing units for every 1,000 new residents.

3.5 million units needed statewide by 2050 to close the housing gap.

The Bay Area added approximately 600,000 new jobs in the past 7 years. (2011 – 2018) and during that same time period produced approximately 120,000 units.





# THE STRATEGY

- Find the Land
- Reduce the Costs of Construction
- Reduce Processing Barriers



# FIND LAND

1.35 million single family homes make up half the 2.7 million units in the Bay Area.

1.1 million of these single family homes are owner occupied.

# REDUCE COSTS OF CONSTRUCTION



- New construction units in the Bay Area are \$600 - \$700,000 per unit
- These costs need to be reduced by \$200 - \$400,000 to be affordable to a moderate to low income household.



30% of the owner occupied single family dwellings in the Bay Area are mortgage free.



# REDUCE PROCESSESSING BARRIERS

## SB1069 Wieckowski

- Reduces Parking Requirements
- Limits Fees / Proportionate Fees
- Fire Requirements
- Ministerial Approval of Units within existing residence.
- Not total prohibition

## AB2406 Thurmond

Authorizes local permitting of JADUs through ordinance with standards, deed restrictions and occupancy requirements.

## AB 2299 Bloom

- Provides for Ministerial Approval of ADUs if unit complies with requirements:
- Increased floor area < 50% of the existing living area or 1,200 sf.
- No passageway can be required.
- No setbacks for existing garage conversions.
- Government Code supercedes local ordinance which do not meet bills requirements.



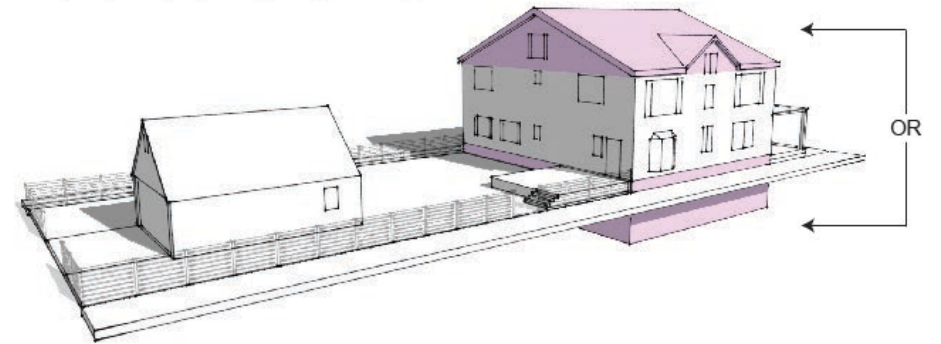
# WHAT IS AN ADU?

An ADU is a secondary dwelling unit with complete independent living facilities for one or more persons.

# THREE PRIMARY TYPES OF ADUS

## ADU

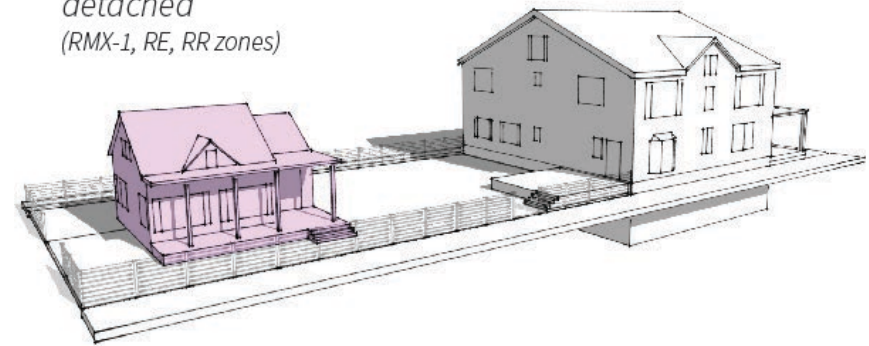
(RL-1, RL-2, RE, RR-1, RR-2, P zones)



## OAU

*detached*

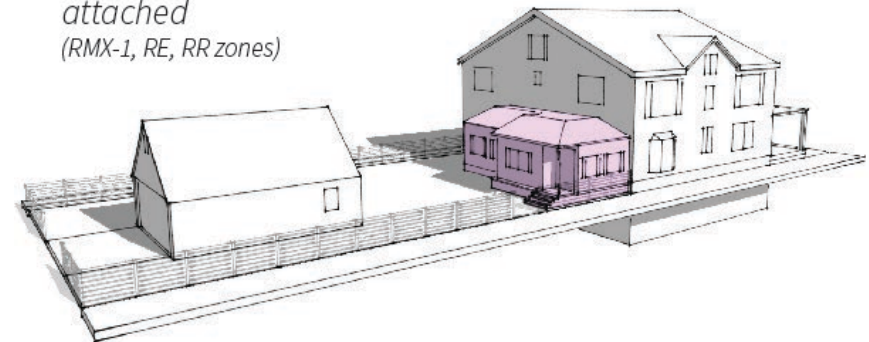
(RMX-1, RE, RR zones)



## OAU

*attached*

(RMX-1, RE, RR zones)





# UNITS WITHIN EXISTING STRUCTURES

Garage Conversion

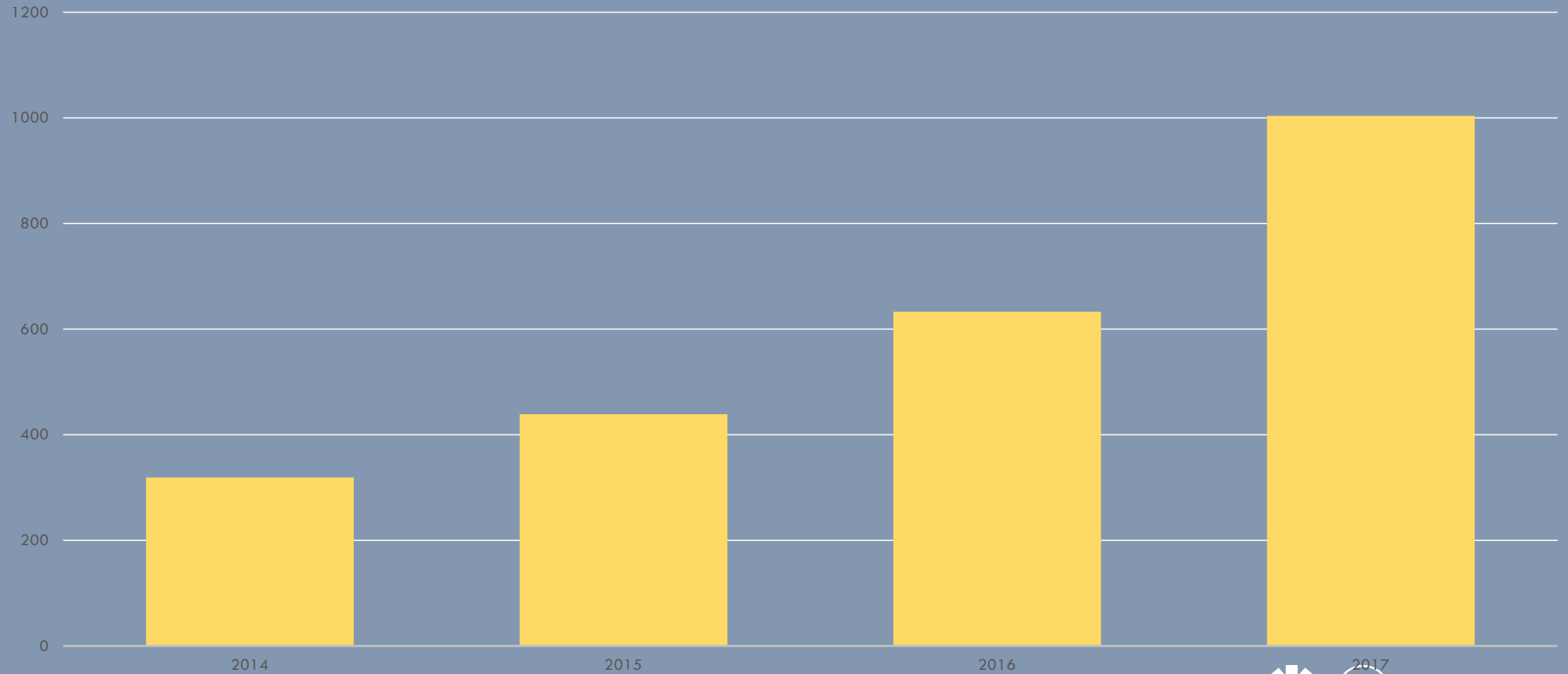


**“DETACHED” ACCESSORY UNIT**

# JUNIOR ACCESSORY DWELLING UNITS



# BAY AREA ADU PRODUCTION 2014 - 2017



# LEGISLATION INTRODUCED IN 2018

Limit developer fees.

Prohibit owner occupancy requirement.

Reduce approval times from 120 to 60 days.

Prohibit minimum lot size, lot coverage, or FAR.

800 s.f. ADU with 16' height as of right

correction of non-conforming conditions

1 ADU & 1 JADU per site

ADUs within multifamily dwelling structures.

SMALL HOME STANDARDS

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