Accessory Dwelling Units

A Citizen’s Contribution to Affordable Housing

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Keep it CHEAP

• Citizen builders are extremely cost sensitive
• Local requirements can make or break
• UTILITIES:
  • Link-up fees
  • Separate metering
  • Portland
• Parking requirements
Keep it SIMPLE

• Citizen builders are not professional developers
• BY RIGHT is essential
• Parking and pervious cover
• Attached and Detached
• Santa Cruz
  • “ADU Manual”
  • Draft plans
Keep it FLEXIBLE

• Many purposes, many uses over a lifetime
  • Rental income property
  • Live-work spaces, home offices
  • Putting “granny” back in the “granny flat”
    • Baby boomers retiring, young adults starting out
    • Intergenerational housing boom

• Two frequent dangerous policies
  • Owner Occupancy restrictions – hurt financing
  • Short-term rental bans – hurt flexibility
Beyond ADUs

• Micro-units
• Missing Middle
• Motel conversions
  • Sarasota, FL
Takeaway

• Empower citizens to build the housing their community needs
• Cost-sensitive, bureaucracy novices
• Life-long flexibility