

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



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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