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

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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

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
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.
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 PROCESSING BARRIERS

**SB1069 Wieckowski**
- Reduces Parking Requirements
- Limits Fees / Proportionate Fees
- Fire Requirements
- Ministerial Approval of Units within existing residence.
- Not total prohibition

**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.

**AB2406 Thurmond**
Authorizes local permitting of JADUs through ordinance with standards, deed restrictions and occupancy requirements.
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
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