

(Re) Introducing ADUs

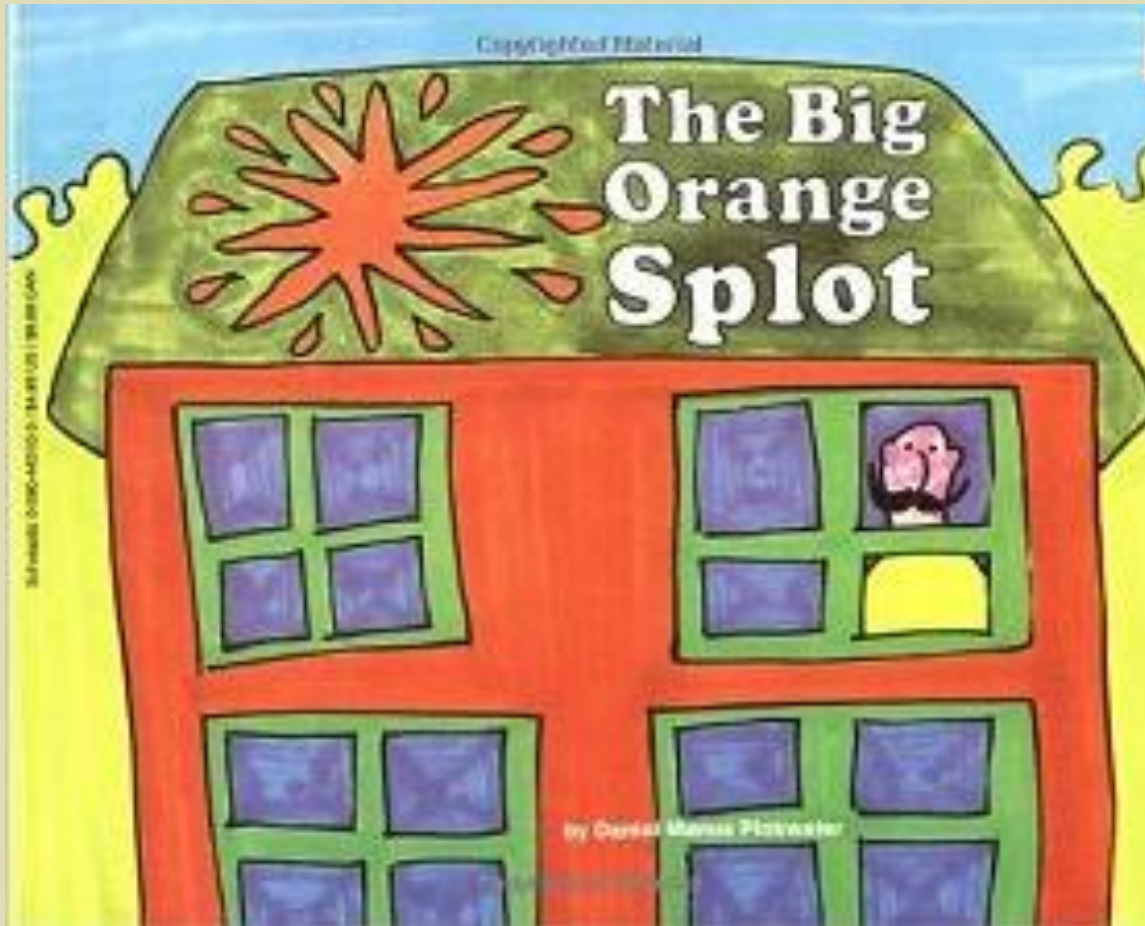
Petite, Discreet and Affordable Homes
for Today's Smaller Households

Housing for Older San Antonians: Barriers and
Opportunities

September 27, 2019

Eli Spevak, Orange Splot LLC

Orange Splot LLC



Author, Illustrator and Inspiration: Daniel Pinkwater

Homes are out of sync with households



MAKING ROOM
Housing for a Changing America

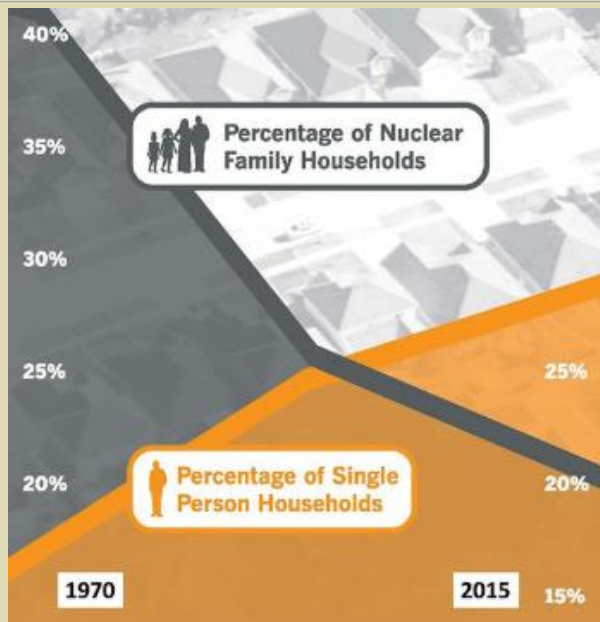


A publication of AARP and the National Building Museum

AARP
Real Possibilities

NATIONAL BUILDING MUSEUM

Available free at aarp.org/livable



- Only **20%** of households are nuclear families
- About **30%** of households are single people living alone
- More than **85%** of housing stock is 2+ bedrooms

U.S. Housing Stock by Number of Bedrooms



Historically, the smallest units have received short shrift, but today's largest household category consists of singles living alone. That's a significant mismatch.

The Bottom Line: Our current housing stock isn't nearly as diverse as we are.

infographic: © 2014 AARP, National Building Museum, © 2014 AARP



AARP
Real Possibilities

Current patterns aren't serving older adults well

HOUSING

More than 50% of renters 65+ were rent-burdened (paying more than 30% of income for housing) in 2015, up from 43% in 2001

Less than 1% of US homes have a set of features needed to support aging in the home

MOBILITY

The average American outlives her ability to drive by 6-10 years

Walking trips up by seniors from 9 to 14% from 2009 to 2017

People 65+ were over-represented in pedestrian fatalities in 35 states

PUBLIC SPACES

Seniors comprise 20% of general population but only 4% of park users

DISASTERS

Older adults are disproportionately impacted by natural disasters, and aren't fully prepared for emergency situations

ISOLATION

Isolation and loneliness are worse for health than obesity

The health risks of prolonged isolation = smoking 15 cigarettes/day

Housing is central to all of these + more



What DO older adults want?

- $\frac{3}{4}$ people 50+ want to stay in homes and communities
- Homesharing on the rise, up from 2-16%
- Most desirable community amenities: *safe streets, health care facilities, parks, grocery stores*
- 1/3 homeowners interested in building ADUs for help, income, and companionship
- Half of non-users of ride share wouldn't use in next year
- Public transit still important (especially when its safe, affordable and accessible)



Available at

<https://www.aarp.org/research/topics/community/info-2018/2018-home-community-preference.html>



(Re) Introducing the ADU



Too many names!

Carriage House

Granny Flat

In-law Suite

Mother-in-law Flat

Sidekick

Laneway House

Backyard Cottage

Garden Suite

Secondary Dwelling Unit (SDU)

Tiny House

Basement Apartment

Next Gen

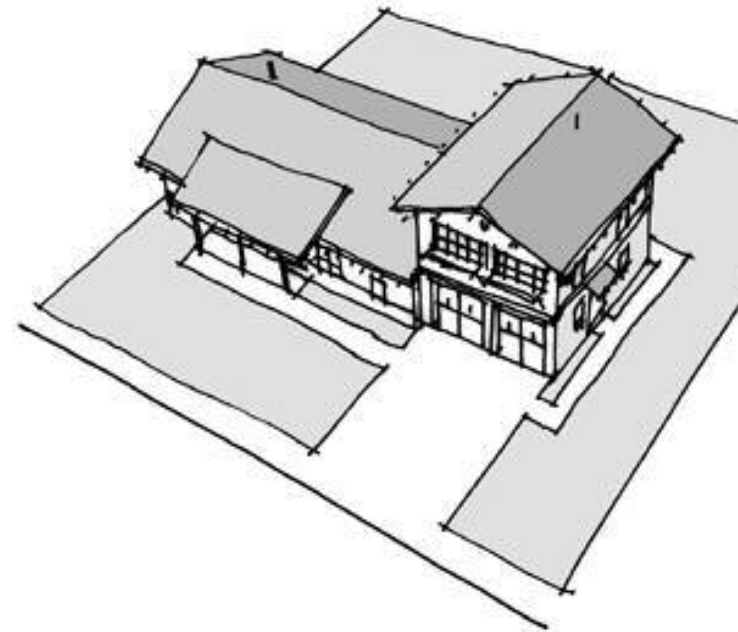
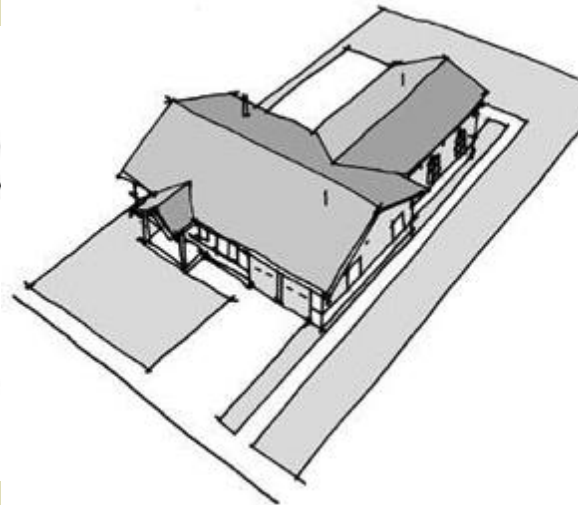
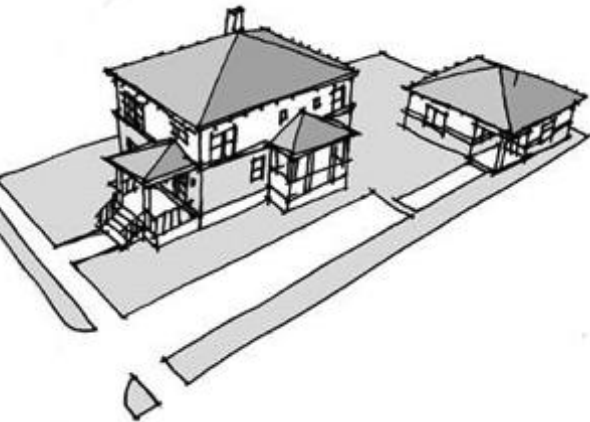
Grand Retreat

Ancillary Unit

Accessory Dwelling Unit (ADU)

What's an Accessory Dwelling Unit (ADU)?

An accessory dwelling unit (ADU) is a second dwelling unit on a single family residential lot.

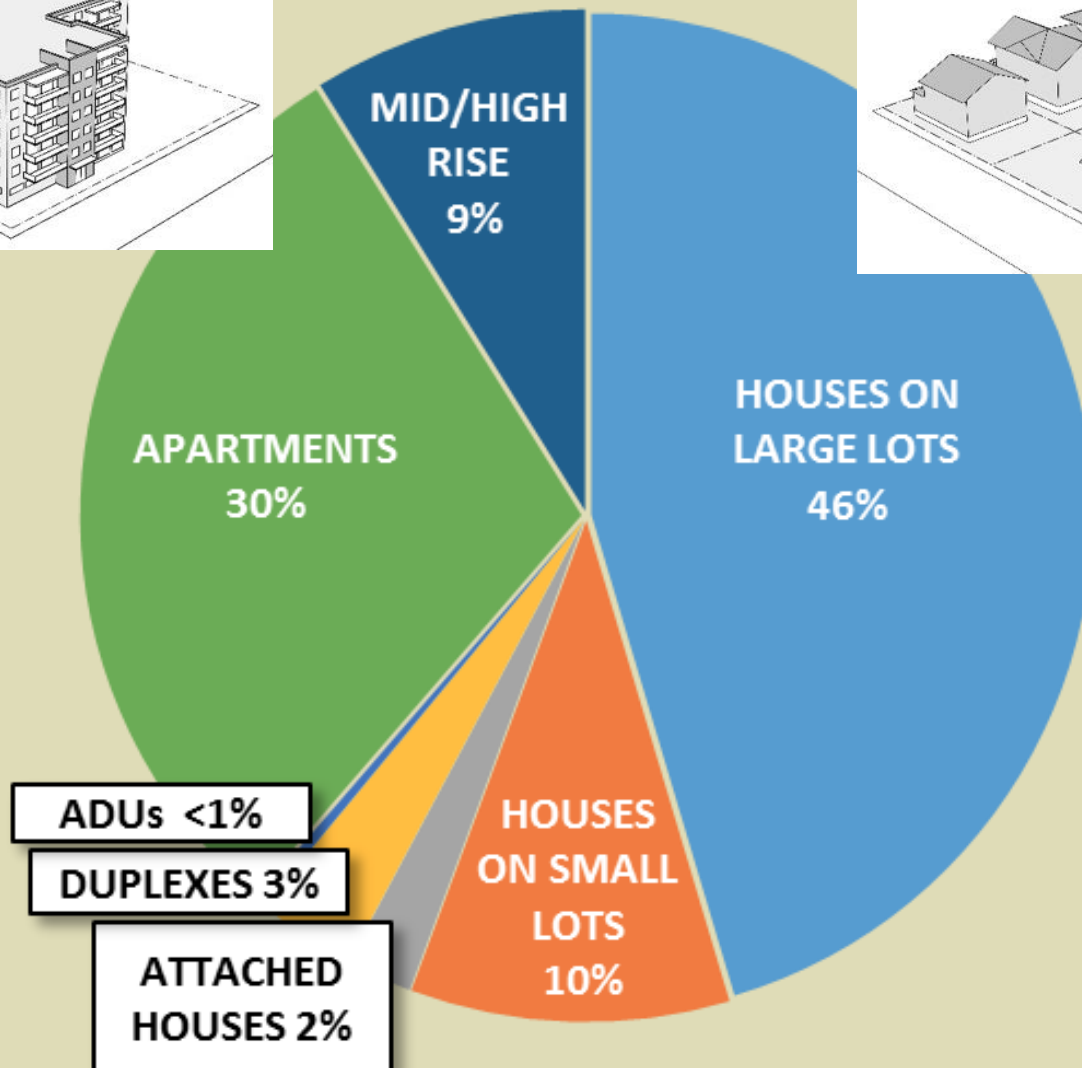
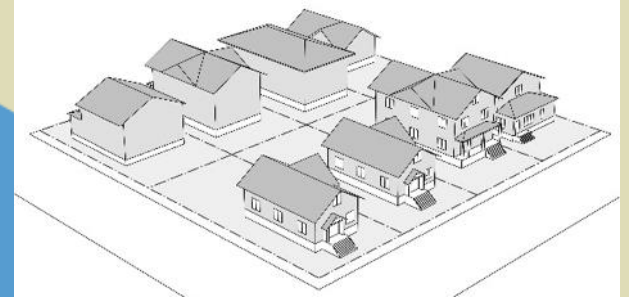


Why so much interest in ADUs?

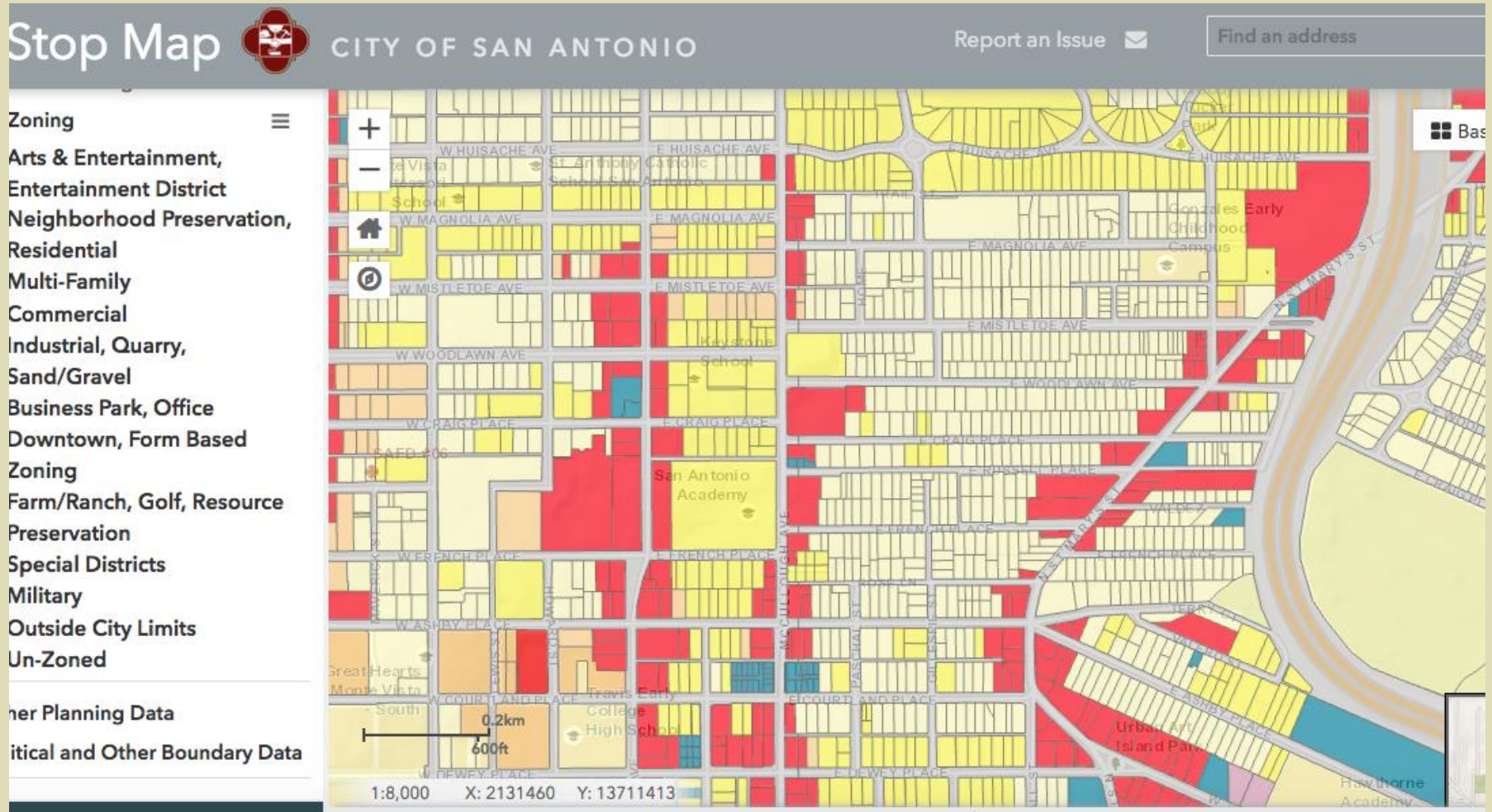


Fonzie and Ritchie, from Wikipedia. The Fonz lived over the garage

1. Lack of Housing Choice



San Antonio zoning - screen shot



2. Familiarity & Acceptance (A long standing American Tradition)



Jefferson's house while Monticello was getting built (Lester Walker, *A Little House of My Own*)



Screen capture from *Terms of Endearment* (1983)

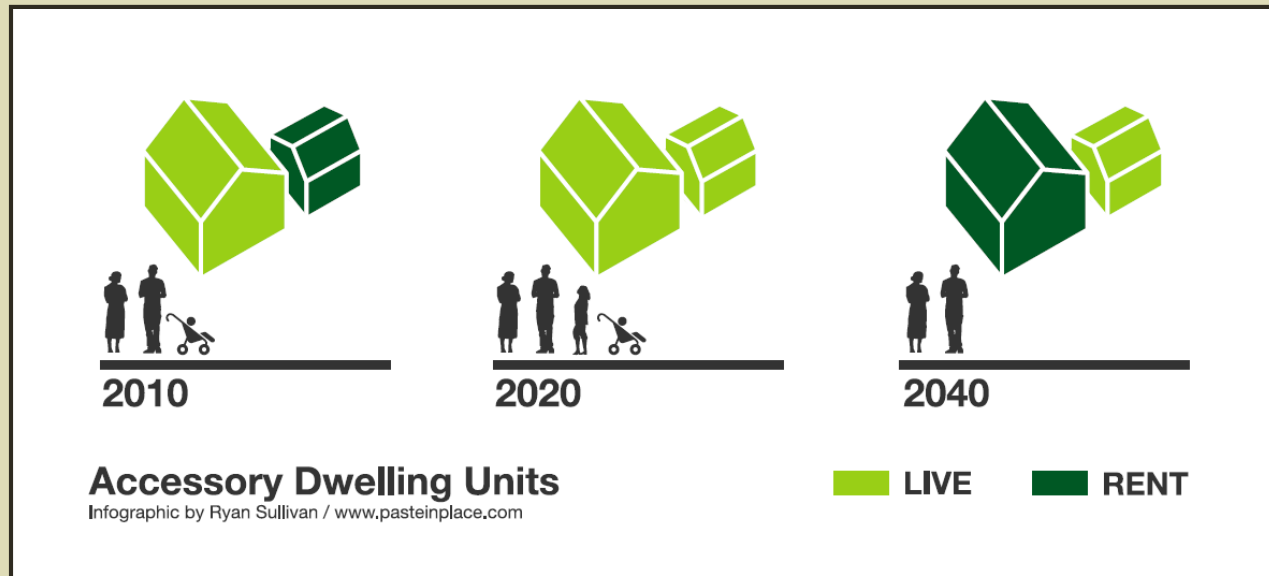


PHOTOGRAPH 3.
"Restored Alley Dwellings" in Brown's Court, S.E., 1970. Photograph by author.

James Borchert's "Alley Life in Washington, DC" - Brown's Court, S.E.

3. Adaptability: Flexible for All Stages of Life; Short & Long term uses

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Bruce and Carolyn Nelson's detached ADU



4. Multi-Generational Housing

Grandma Never Had It So Good

By SANDY KEENAN MAY 7, 2014



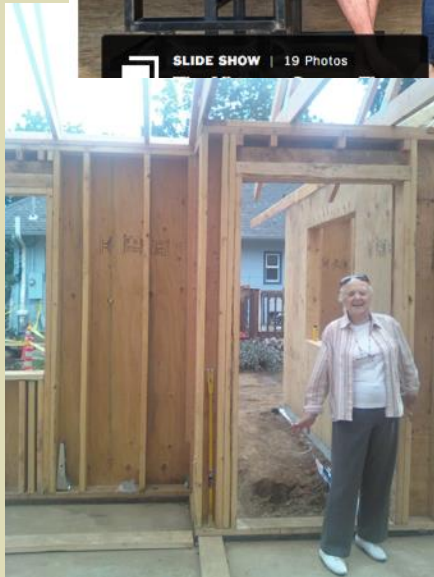
Sandra Keenan, NYT



Laure Joliet, NYT

Lenore Prato and Ken Finney built a small house behind their home so her parents, Arnold and Mildred, could be close by. "I like that we're setting an example for our kids," Ms. Prato said of their daughters, Lucia, 10, left, and Adeline, 12, right.

Laure Joliet for The New York Times



Lesa Dixon-Gray's mom Shirley (from Lina Menard's post in www.accessorydwellings.org)

“
It's a perfect situation for us. It's like having three houses in one. We all eat together, but we also have our privacy when we want it.
— Marie Clausman

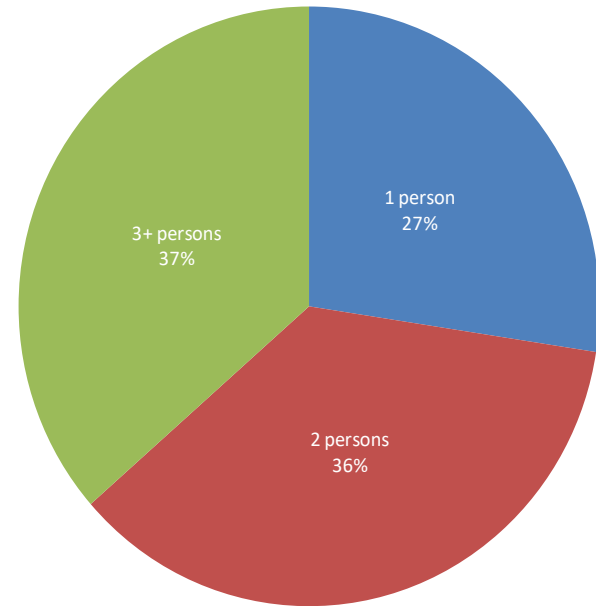
Kavita Daswani, LA Times

5. Demographics: Smaller Homes for Smaller Households



Source: City of Milwaukie and URBSWORKS

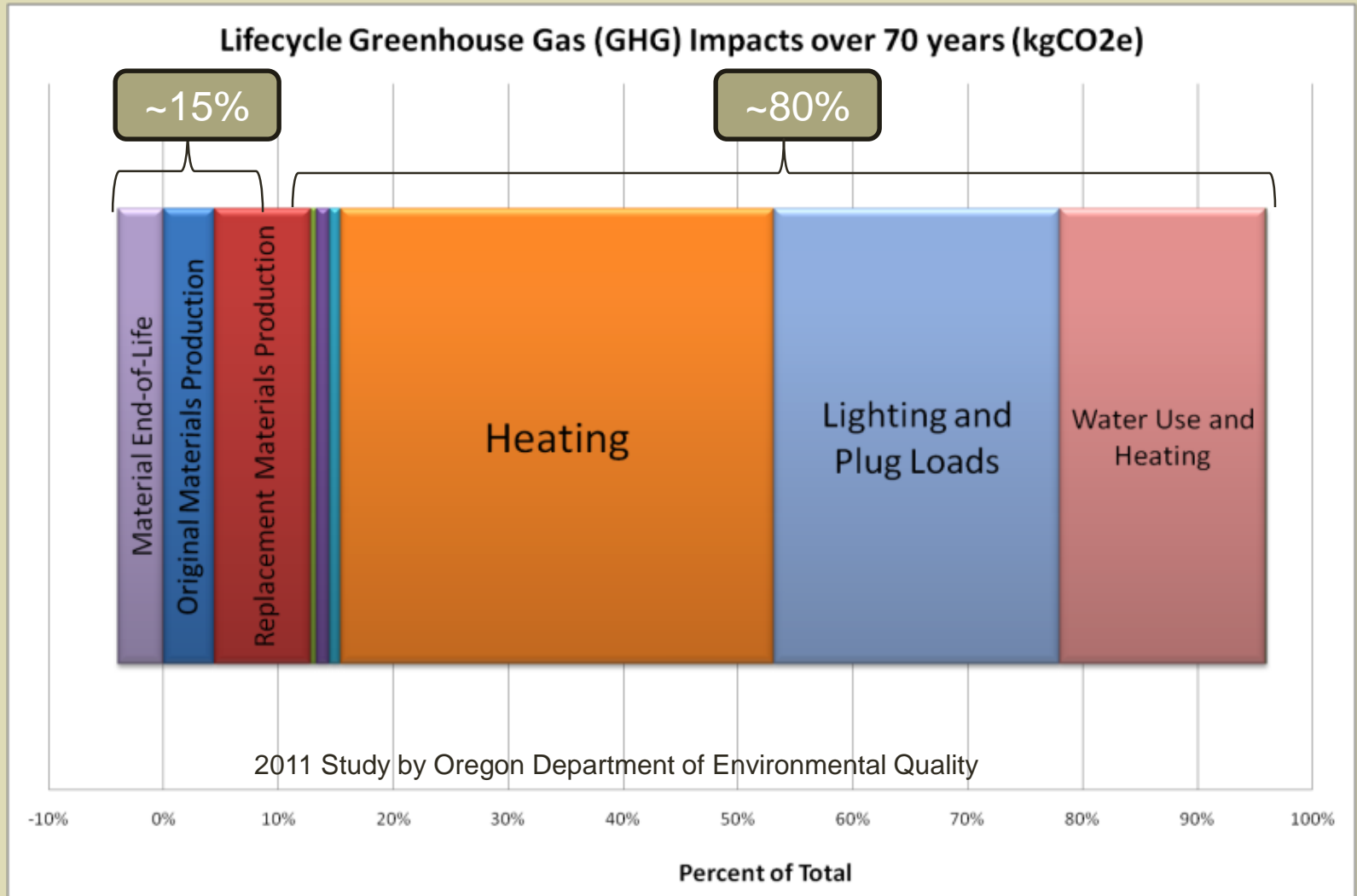
Share of Households by Size, 2010
State of Oregon



YEAR	HOME SIZE	FAMILY SIZE	SQ. FT. PER PERSON
1950	983	3.8	258.7
2008	2500	2.6	961.5

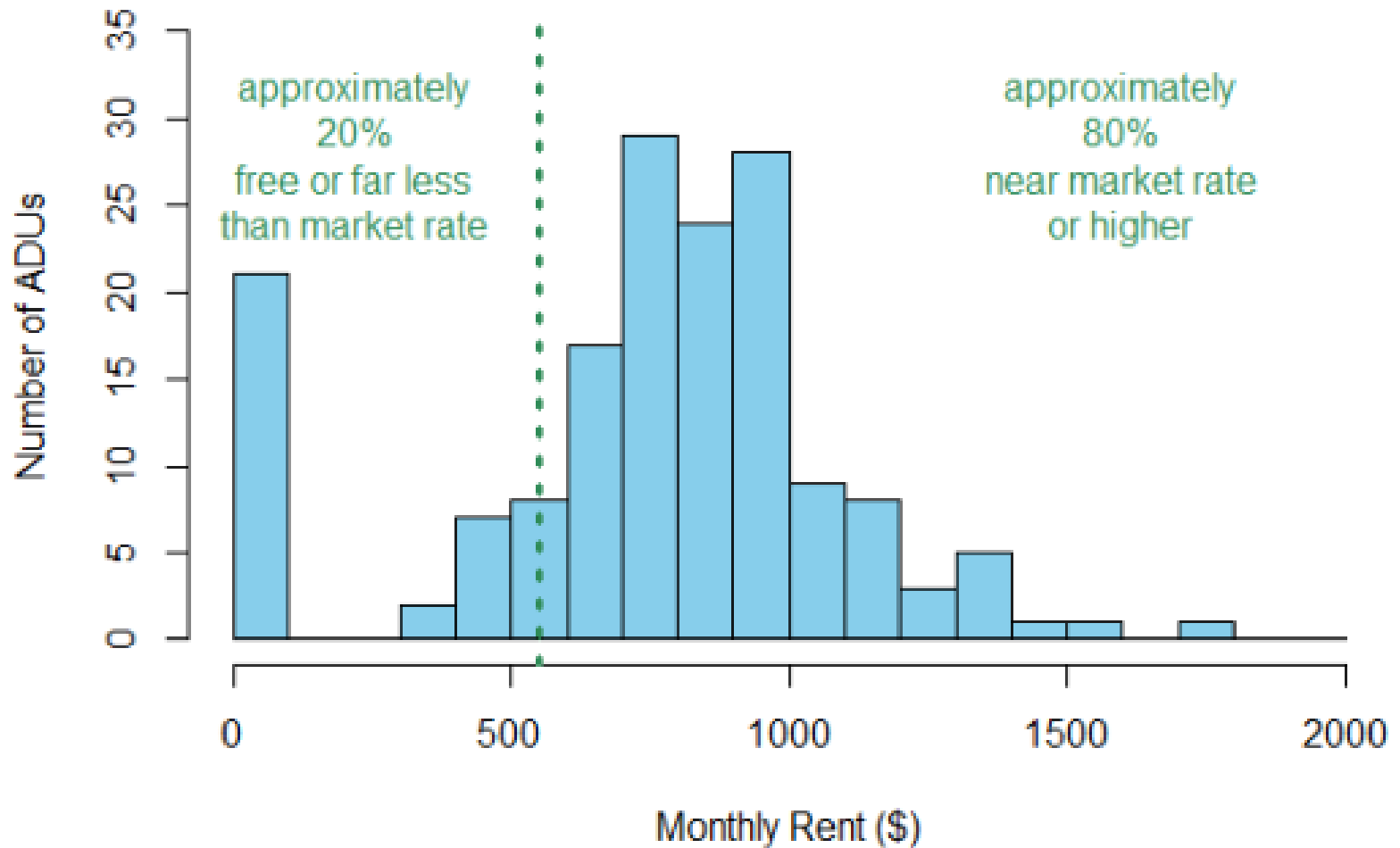
6. Environmental Benefits of Small Homes

16



7. Affordability

ADU rents in Portland, circa 2013



A few more reasons to support ADUs

8. Politically Palatable: Discreet Density & Disbursed Impact

9. Property rights: *Why shouldn't I* be allowed to build one?

10. Aging in Place without leaving the neighborhood



ADU Types



Bruce and Carolyn Nelson's detached ADU



Martin Brown's garage conversion ADU



Granger House internal ADU



Derin & Andra Williams' basement ADU

ADU Types



Dan Gray's ADU (over garage)



Caleb & Tori Bruce's main house -> ADU



Sabin Green detached ADU condo



123 Sesame Street

What if we legalize ADUs?



Many cities have allowed ADUs, but in very restrictive ways

San Antonio ADU regulations

- Owner Occupancy required
- No separate utilities allowed
- Footprint, floor area capped at percentage of primary residence (40%, 35%)
- Surprisingly flexible rules in “Farm and Ranch” districts: 2 ADUs per lot; up to 3BRs each; no owner-occupancy; up to 1,200sf each

Sample Rules for ADUs

Creating (or Understanding) an ADU Zoning Code

The ADU section of a community's zoning code needn't be overly complicated. It just needs to establish clear, objective and fair rules for the following:

1. A Definition: A good zoning code clearly defines its terminology. Here, for example, is a useful outline for what, in the real world, is a very fluid term: "An ADU is a smaller, secondary home on the same lot as a primary dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heat, cooking and sanitation."

2. The Purpose: This is where the code describes key reasons a community allows ADUs. They should:

- increase the number of housing units while respecting the style and scale of single-dwelling development
- bolster the efficient use of existing housing stock and infrastructure
- provide housing that's affordable and respond to the needs of smaller, changing households
- serve as accessible housing for older adults and people with disabilities

3. Eligibility: Who can build an ADU and on what type of property? A statement in this part of the code clarifies that an ADU can be placed only on a "residentially zoned, single-family lot." (Some communities provide lot size standards, but many don't.)

4. Creation: This is where the code sets out how an ADU can be built. For instance: "An ADU may be created through new construction, the conversion of an existing structure, as an addition to an existing structure or as a conversion of a qualifying existing house during the construction of a new primary dwelling on the site."

5. Quantity: Most municipalities that permit ADUs allow one per lot. Vancouver, British Columbia; Sonoma County, California; and Tigard, Oregon, are among the few that allow two per lot (typically one internal and one external). Some communities also allow duplexes or townhomes to have ADUs, either in the backyard or on the ground floor.

6. Occupancy and Use: A code should state that the use-and-safety standards for ADUs match those that apply to the primary dwelling on the same property. (See page 17 for more about ADU uses.)

7. Design Standards:

- **Size and height:** A zoning code might specify exactly how large and tall an ADU is allowed to be. For instance, "an ADU may not exceed 1,000 square feet

or the size of the primary dwelling, whichever is smaller." Codes often limit detached ADUs to 1.5 or 2 stories in height. (An example of that language: "The maximum height allowed for a detached ADU is the lesser of 25 feet at the peak of the roof or the height of the primary dwelling.")

• **Parking:** Most zoning codes address the amount and placement of parking. Some don't require additional parking for ADUs, some do, and others find a middle ground — e.g., allowing tandem parking in the driveway and/or on-street parking. (See page 16 for more about parking.)

• **Appearance:** Standards can specify how an ADU's roof shape, siding type and other features need to match the primary dwelling or neighborhood norms. Some codes exempt one-story and internal ADUs from such requirements. (See page 16 for more about making sure that ADUs fit into existing neighborhoods.)

• **Entrances and stairs:** Communities that want ADUs to blend into the background often require that an ADU's entrance not face the street or appear on the same facade as the entrance to the primary dwelling (unless the home already had additional entrances before the ADU was created).

8. Additional Design Standards for Detached ADUs:

• **Building setbacks:** Many communities require detached ADUs to either be located behind the primary dwelling or far enough from the street to be discreet. (A code might exempt preexisting detached structures that don't meet that standard.) Although this sort of rule can work well for neighborhoods of large properties with large rear yards, communities with smaller lot sizes may need to employ a more flexible setback-and-placement standard.

• **Building coverage:** A code will likely state that the building coverage of a detached ADU may not be larger than a certain percentage of the lot that is covered by the primary dwelling.

• **Yard setbacks:** Most communities have rules about minimum distances to property lines and between buildings on the same lot. ADUs are typically required to follow the same rules.

The ABCs of ADUs

A guide to
Accessory Dwelling Units
and how they expand housing options
for people of all ages



BASEMENT ADU



DETACHED ADU



ATTACHED ADU



SECOND-STORY ADU



GARAGE CONVERSION ADU

AARP
Real Possibilities

Visit [AARP.org/ADU](https://www.aarp.org/ADU) to see examples of ADU zoning codes from selected cities.

Even with
supportive
regulations, not a
lot of ADUs get
built because...





Who Builds ADUs?

Amateur homeowner developers



ADU Advocacy & Education

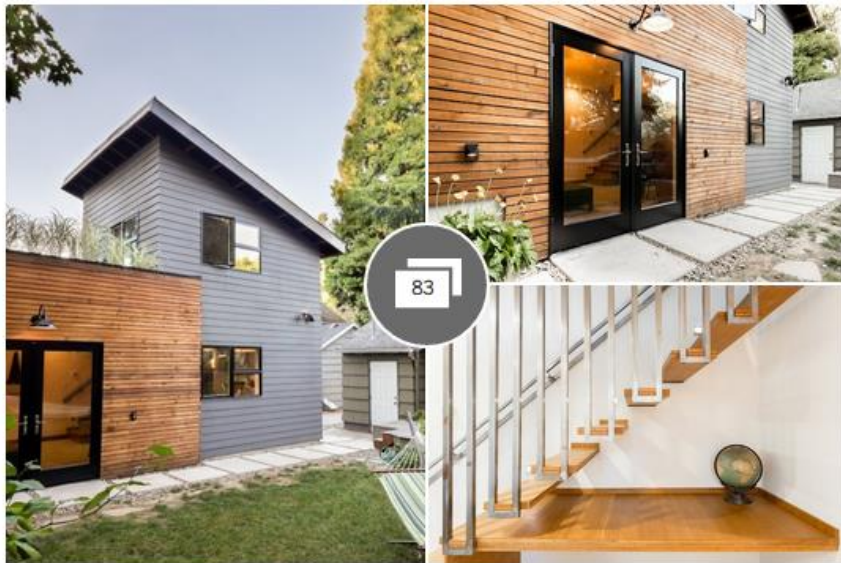
TOURS!



Local Media

Get inside 24 rentable granny flats: Portland's Accessory Dwelling Unit Tour (photos)

Updated on August 29, 2017 at 7:52 AM, Posted on August 28, 2017 at 5:04 AM



Gallery: Get inside 24 rentable granny flats

11     528 shares

By [Janet Eastman](#), jeastman@oregonian.com
The Oregonian/OregonLive



'Granny Pods' Help Keep Portland Affordable

5:00

August 15, 2017 · 4:52 AM ET
Heard on Morning Edition

+ Queue

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AMELIA TEMPLETON

FROM 

Portland's new housing stock is tilting to Accessory Dwelling Units

Steve Law Thursday, March 02, 2017

1 Comment

Permit numbers for ADUS close in on those for single-family homes

Portland's new housing stock is getting miniaturized, with builders planning nearly as many accessory dwelling units as regular single-family houses.

Newly released data show the city issued 615 building permits for new accessory dwelling units or ADUs in 2016, approaching the 867 permits issued for regular houses.

Once a tiny niche in the market, ADUs — also called granny flats or mother-in-law apartments — now are poised to surpass regular home construction in the city. Data from the Bureau of Planning and Sustainability and Bureau of Development Services shows ADUs are growing in popularity each year, while the number of new regular houses seems to have plateaued.

In contrast, a decade ago, the city issued 30 times as many permits for single-family houses as ADUs.



PHOTO BY JEFFREY FREEMAN, COURTESY OF ACCESSORYDWELLINGSTRATEGIES.COM - This new Accessory Dwelling Unit in Portland was built to replace the garage. Most ADUs are not very visible from the street.

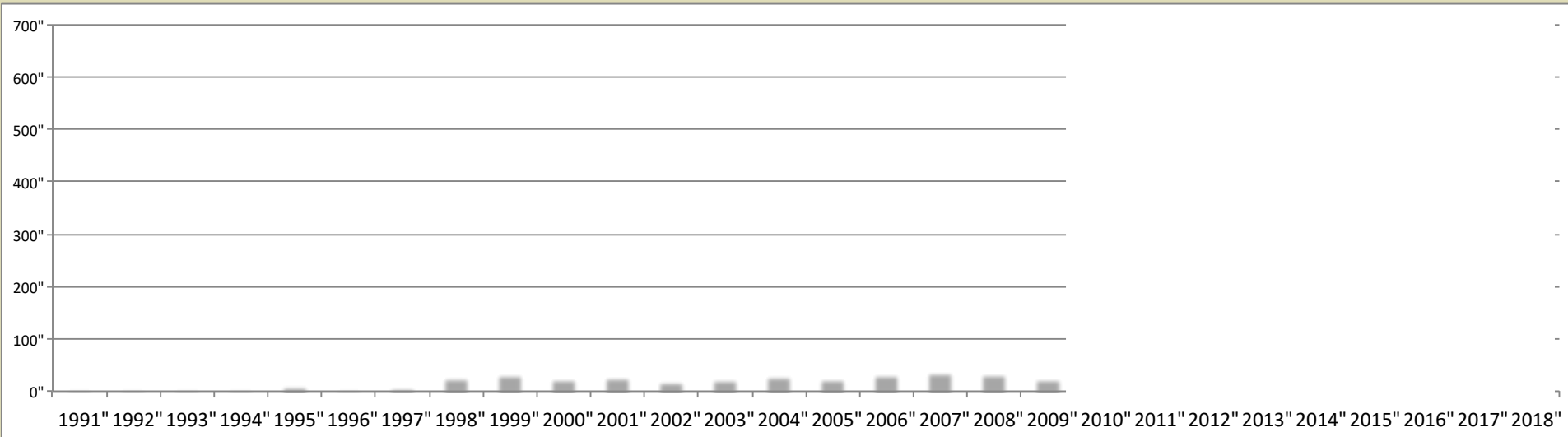
Portland's ADU Story



Re:PDX.com blog post

Portland's ADU History

ADUs permitted per year & Applicable Regulations



1996 - 2009

ADU Blast Off ??

ALLOWED BY RIGHT

NO OFF STREET PARKING

ALLOWED CITY-WIDE

CAN RENT BOTH UNITS

IMPACT FEES 50%

NO MINIMUM LOT SIZE

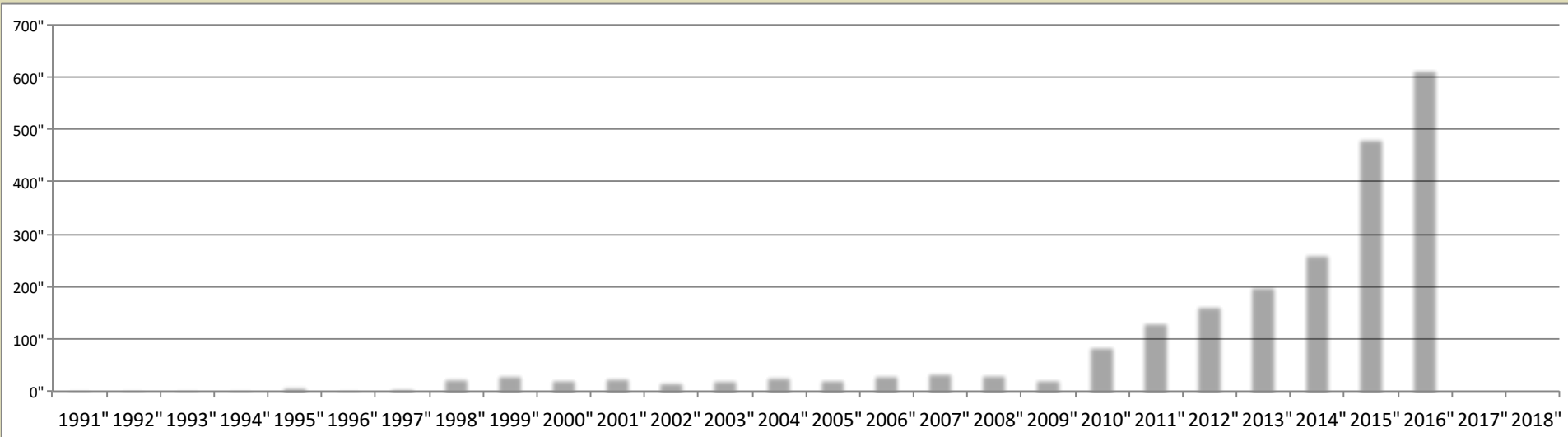
SIZE CAP 33% / 800SF

TYPES: INTERNAL ADDITIONS DETACHED

DESIGN COMPATIBILITY

Portland's ADU History

ADUs permitted per year & Applicable Regulations



2015 - 2016

ALLOWED BY RIGHT

NO OFF STREET PARKING

ALLOWED CITY-WIDE

CAN RENT BOTH UNITS

IMPACT FEES WAIVED

NO MINIMUM LOT SIZE

**SIZE CAP
75% / 800SF**

**TYPES:
INTERNAL ADDITIONS
DETACHED**

DESIGN COMPATIBILITY

Beyond ADUs: Additional Tools for the Toolkit



Courtyard Clusters



Courtyard Clusters



Duplexes on Corner Lots



Duplexes – Side-by-Side and Up-Down



Internally Divided Larger Homes

© 2013



Tiny Homes



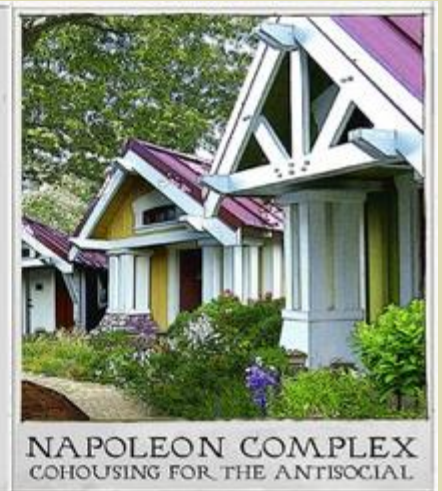
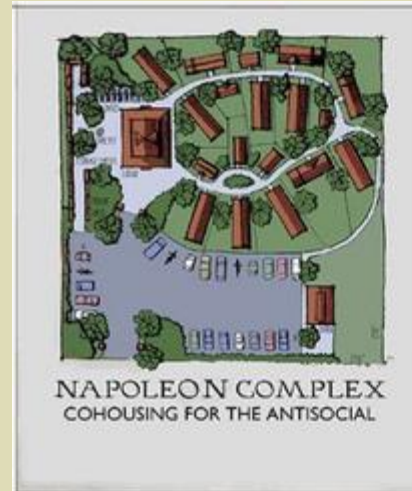
Built by Portland Alternative Dwellings



Built by Orange Spot LLC



Boneyard Collective in Washington, DC



Orange Splot Experiments

Sabin Green – ADUs as condos





Cully Grove Cohousing





Additional Resources

AccessoryDwellings.org



Accessory Dwellings

A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, in-law units...

National ADU Summit
November 3-5, 2017
Register Now! 

- Home
- What are ADUs?
- See real ADUs
- Build your own
- What are the rules?
- ADU Professionals
- Research & Policy
- Events
- Contribute
- Copyright & permissions
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Natalie & Justin Strom's ADU: Two Bathrooms & An Attic



Information

This entry was posted on December 9, 2016 by linamenard in 600-799 SF, Case Study, Detached, New Construction, Projects and tagged Carrie McIntyre, Justin Strom, Natalie Stom, Oreste Construction, two bathrooms.

Shortlink

<http://wp.me/p1R4v3-2yq>

Navigation

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files.wordpress.com/2016/12/strom-adu.jpg

Includes:

- Case studies
- Videos
- Tour info
- Zoning code
- Appraisal guide
- Financing guide
- Research

Making the case for a more diverse housing stock

The ABCs of ADUs

A guide to
Accessory Dwelling Units
 and how they expand housing options
 for people of all ages



BASEMENT ADU



DETACHED ADU



ATTACHED ADU



SECOND-STORY ADU



GARAGE-CONVERSION ADU

AARP
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ADUs are Good for People and Places

Communities that understand the benefits of ADUs allow neighbors to create them

ADUs provide affordable housing

ADUs can generate rental income to help homeowners cover mortgage payments or simply make ends meet. The income provided by an ADU tenant can be especially important for older people on fixed incomes.

• Since the land on which an ADU is built is owned by the homeowner, the expense to build a secondary residence is for the new structure only. The lot is, in essence, free.

• Because ADUs are smaller than full-sized homes they are, in comparison, less expensive to build. Smaller homes, in turn, have lower utility bills and maintenance expenses. (Of all the ADU types, internal ADUs tend to have the lowest building and operating costs.)

• ADUs are typically owned and managed by homeowners who often live on the premises themselves. Such landlords are less likely to raise rent once a valued tenant has moved in. Many ADUs are created for family members to reside in for free or at a discounted rate.

• Although market rents for ADUs tend to be slightly more than for similarly sized apartments, they often represent the only affordable rental options in single-family neighborhoods, which typically have no multifamily housing options at all.

ADUs provide housing for people of all ages

• People's housing needs change over time, and ADUs are flexible for different types of households, income levels and stages of life. ADUs offer young people entry-level housing choices. ADUs enable families to expand beyond their primary home. And ADUs allow empty nesters and older adults to move into a smaller space while renting their larger house (or letting an adult child reside there) without having to give up their home and leave their neighborhood.

ADUs are just the right size

• Generally measuring between 600 and 1,000 square feet in size, ADUs work well for the one- and two-bedroom homes needed by today's smaller households, which now account for nearly two-thirds of all households in the United States. Not surprisingly, ADUs house more people per square foot of living area than single-family homes do.

ADUs are good for the environment

• ADUs use fewer resources to build and maintain than a full-sized home. From a climate and pocketbook perspective, ADUs require significantly less energy to heat and cool. This is particularly true for internal or attached ADUs, which share walls and floors with the main home.

ADUs are community-compatible

• ADUs offer a way to tuck smaller, relatively affordable homes into established neighborhoods with minimal visual impact and without added sprawl.

• ADUs also provide a more dispersed and incremental way of adding homes to a neighborhood than other options, such as apartment buildings. (As a result, it's sometimes easier to get community support for the addition of ADUs than for other housing types.)

Big homes are being built, small homes are needed

Do we really need four times as much living space per person as we did in 1950? Can we afford to buy or rent, heat, cool and care for such large homes?

Source: <https://www.aarp.org/real-estate/2017/06/15/2017-2018-housing-trends/>

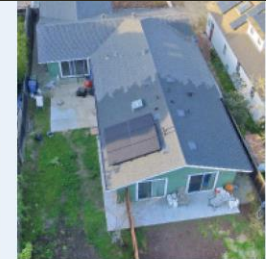
YEAR	1950	2017
New home size in square feet	983	2,660
Average family size	3.8	2.6
Square feet per person	250	1,023



Orange Spot, LLC

HOME VISIT #1 Attached ADU Addition

Santa Cruz, California
 Size: 500-square-foot
 Cost to Build: \$TK,000 (2017)



▲ The area with the darker roof shingles is the ADU that was added onto the home of Cassie and Sterling Whitley.
 ▼ The ADU has its own entrance along the side of the home, see photo at left) and is being rented to the couple's daughter so she can help her elderly parents when needed.

When Carrie and Sterling Whitley bought their house in 1971, they paid less than \$15,000. Nearly 50 years later, similar homes on their street have sold for more than \$1 million.

THE PROBLEM: The Whitneys, who are in their 80s, own the house outright and don't want to move, but the financial and physical demands involved in caring for the house are a challenge.

A SOLUTION: To help low-income homeowners age 62 or older live independently and keep their homes, the Monterey Bay affiliate of Habitat for Humanity and the city of Santa Cruz launched My House My Home: A Partnership for Aging-in-Place. The pilot program builds accessory dwelling units so older homeowners can downsize into a new, aging-friendlier home and earn rental income from their original house. Or, such homeowners can remain in their house and rent out the new, smaller residence. Participating homeowners are required to charge an affordable rental rate.

REALITY CHECK: When the Whitneys' project broke ground in April 2017, they were the first homeowners to receive an ADU through the program, which worked with them to design the ADU as an addition to their existing home. Since the ADU was built with accessibility features, Carrie and Sterling know they'll be able to downsize into the ADU if they ever need to. Until then, their daughter, Brenda, resides in the addition.

REAL LIFE: "I'm right next door to my parents in case they need me no need any help," she says.



ADU ADVICE: With an attached ADU, privacy between the two residences can be achieved by locating the ADU bedroom(s) and bathroom(s) in a space that's furthest from the main house. Providing the ADU with its own yard is helpful too.

Designer: Historic Shade | Builder: Historic Shade
 Photos by Michael Danner | Article adapted from Where We Live, Communities for Aging (AARP 2018)



AARP
 Real Possibilities

Character-Compatible, Space-Efficient Housing Options for Single-Dwelling Neighborhoods

May 2016

Corner
Duplexes

Internal Home
Conversions

Accessory
Dwelling Units

Cottage
Clusters



www.orangesplot.net/resources/arch/

OrangeSpot.net



Eli Spevak

eli@orangesplot.net