(Re) Introducing ADUs

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

Housing for Older San Antonians: Barriers and Opportunities

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Author, Illustrator and Inspiration: Daniel Pinkwater
Homes are out of sync with households

- 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

Available free at aarp.org/livable
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 and more.
What DO older adults want?

- ¾ 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)

(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

- Apartments: 30%
- Houses on large lots: 46%
- Houses on small lots: 10%
- ADUs: <1%
- Duplexes: 3%
- Attached houses: 2%
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)

James Borchert’s “Alley Life in Washington, DC” - Brown’s Court, S.E.

Screen capture from Terms of Endearment (1983)
3. Adaptibility: Flexible for All Stages of Life; Short & Long term uses

Accessory Dwelling Units
Infographic by Ryan Sullivan / www.pasteinplace.com

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

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

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

Lesa Dixon-Gray’s mom Shirley
(from Lina Menard’s post in www.accessorydwellings.org)
5. Demographics: Smaller Homes for Smaller Households

Share of Households by Size, 2010
State of Oregon

- 1 person: 27%
- 2 persons: 36%
- 3+ persons: 37%

Source: City of Milwaukie and URBSWORKS

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HOME SIZE</th>
<th>FAMILY SIZE</th>
<th>SQ. FT. PER PERSON</th>
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<tr>
<td>1950</td>
<td>983</td>
<td>3.8</td>
<td>258.7</td>
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<td>2008</td>
<td>2500</td>
<td>2.6</td>
<td>961.5</td>
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</table>
6. Environmental Benefits of Small Homes

From Jordan Palmeri, Oregon DEQ
7. Affordability

From Jordan Palmeri, Oregon DEQ
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

Granger House internal ADU

Martin Brown’s garage conversion 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.

Visit 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
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

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

By Janet Eastman, jeastman@oregonian.com
The Oregonian/OregonLive

'Granny Pods' Help Keep Portland Affordable

August 15, 2017 - 4:52 AM ET
Heard on Morning Edition
AMELIA TEMPLETON

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 667 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.
Portland’s ADU Story
Portland’s ADU History

ADUs permitted per year & Applicable Regulations

1996 - 2009

- ALLOWED BY RIGHT
- NO OFF STREET PARKING
- ALLOWED CITY-WIDE
- CAN RENT BOTH UNITS
- NO MINIMUM LOT SIZE
- SIZE CAP 33% / 800SF
- TYPES: INTERNAL ADDITIONS DETACHED

ADU Blast Off ??

IMPACT FEES 50%

DESIGN COMPATIBILITY
Portland’s ADU History

ADUs permitted per year & Applicable Regulations


- 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
Duplexes on Corner Lots
Duplexes – Side-by-Side and Up-Down
Internally Divided Larger Homes
Tiny Homes

Built by Portland Alternative Dwellings

Built by Orange Splot LLC

Boneyard Collective in Washington, DC
Orange Splot Experiments
Sabin Green – ADUs as condos
Cully Grove Cohousing
Additional Resources
AccessoryDwellings.org

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

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, in essence, is 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. (Not all ADU types, internal ADUs tend to have the lowest building and operating costs.)
  - ADUs are typically owned and managed by homeowners who often live in the premises themselves. Such landlords are less likely to raise the 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 do 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 mandatory housing options at all.

ADUs are Good 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 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.

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 1900? Can we afford to buy or rent, build, own and care for such large homes?

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<th>YEAR</th>
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<th>2017</th>
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<tr>
<td>New home size in square feet</td>
<td>513</td>
<td>2,660</td>
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<tr>
<td>Average family size</td>
<td>3.8</td>
<td>2.6</td>
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<tr>
<td>Persons per family</td>
<td>250</td>
<td>1,023</td>
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ADU Advice: With an attached ADU, privacy between the two residences can be maintained. If the ADU is in a backyard, it can have a separate entrance, separate bedrooms, and a separate bathroom. In a garage, the ADU can be connected to a single bathroom in the main house. Providing the ADU with its own separate entrance can further increase privacy.
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/research/
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