



Supporting Development of Accessory Dwelling Units (ADUs)

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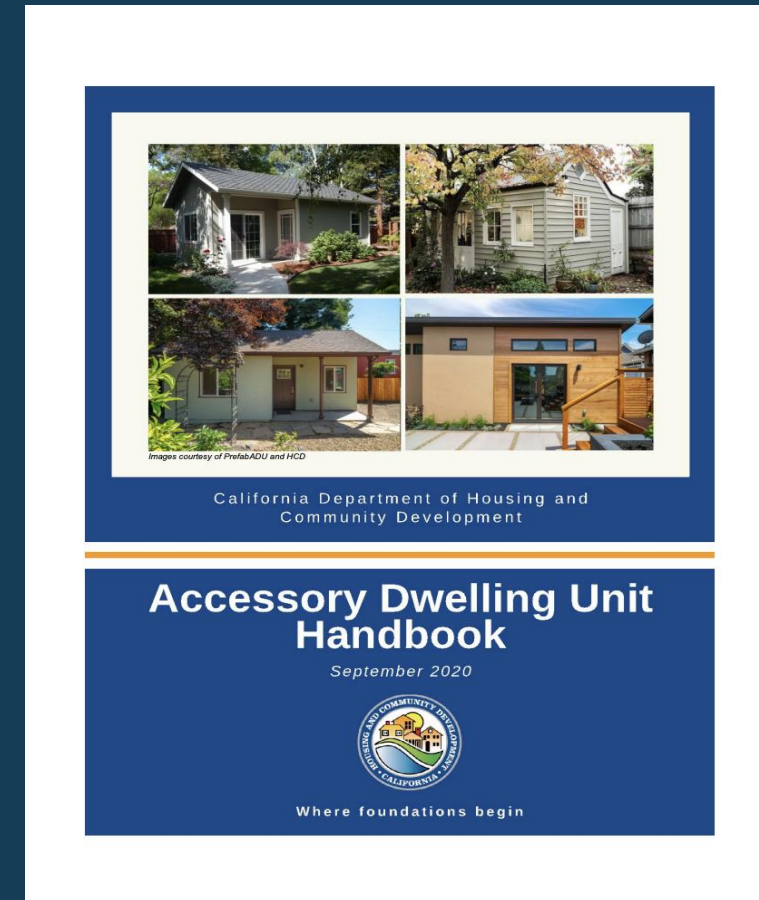
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www.scag.ca.gov



Growing Housing Role for ADUs

- California’s “second unit” law, a.k.a. granny flats, in-law units, and most recently Accessory Dwelling Units (ADUs), first enacted in 1982
- State law has been frequently amended to emphasize potential to address housing supply and affordability
- Removing barriers to implementation
- Subject to State monitoring and oversight by the Department of Housing & Community Development (HCD)



Local Government Requirements

- Ministerial permitting of ADUs consistent with standards of State law
- Local ADU ordinances, while optional, are to be submitted to HCD for review
- ADU permitting is to be included in Annual Progress Reports (APRs) to HCD
- Housing elements are to include a program for affordable rental ADUs
- Number and affordability of ADUs proposed for credit toward RHNA in housing element site inventory must be justified

Accessory Dwelling Units Can be in a Variety of Forms



DETACHED

new or renovated freestanding structure, such as a backyard cottage



ATTACHED

new or renovated sharing at least one wall with the primary house



REMODEL/ EXPANSION

adding sq footage to the primary house that can include a unit



INTERIOR CONVERSION

built from existing converted space (e.g. an attic or basement)



GARAGE APARTMENT

converted former garage space



ABOVE/BELOW GARAGE

unit built above or below garage

A Junior ADU (JADU) is enclosed within a single-family residence



<https://www.casitacoalition.org/>

Supportive Housing Policies & Practices

- Clear ordinance provisions consistent with State law
- Regulatory incentives
- Objective design standards
- Outreach and education
- Public-oriented website materials
- Standardized applications
- Streamlined permitting
- Pre-approved building plan options
- Homeowner assistance
- Affordable housing subsidies



“Casita L.A.,” a new ADU in East L.A. designed by Alexis Navarro in carport area. “He challenged himself to build an ADU for under \$100,000. What’s his secret?”, by Lisa Boone; Photo by Allen J. Schaben / Los Angeles Times, March 18, 2021.

Regional Early Action Planning (REAP) Program ADU Support

Partnerships and Outreach

- Sub-Regional Partnership Program ADU Projects
- Education/outreach

Regional Housing Policy Solutions

- HELPR ADU capacity screening, ADU Affordable Rent Data
- Best Practice Policy & Practice Briefs, University & Other Partnerships

SCS Integration

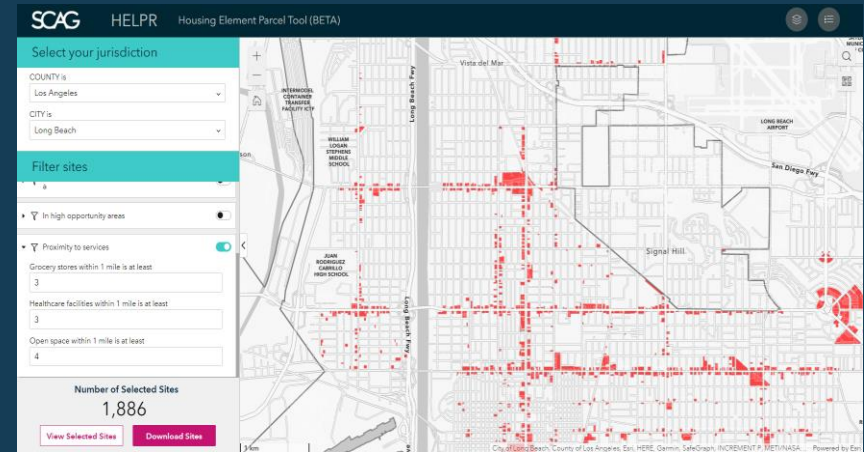
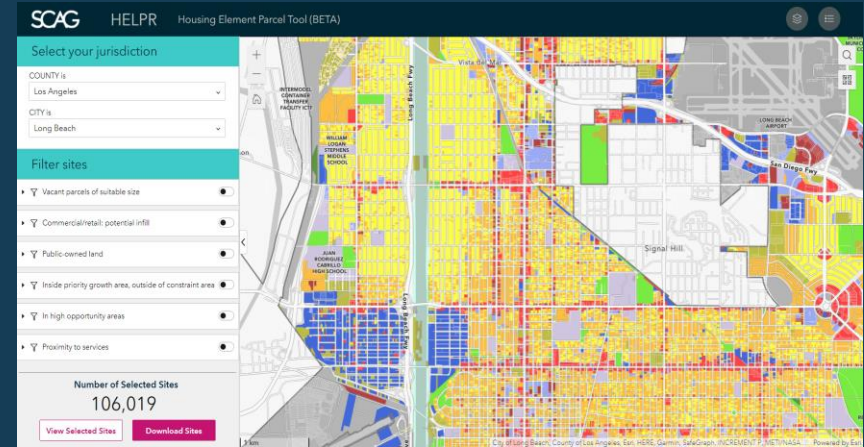
- Sustainable Communities Strategies - Housing & Sustainable Development Grants for ADUs
- Priority Growth Area Strategies

Coordination with HCD
Subregional LEAP-REAP TA

Housing Element Updates Technical Support

- Pre-certified local housing data
 - Satisfies housing element’s “housing needs” data requirement
- HELPR: Housing Element Parcel Tool Web Mapping Application
 - Parcel level filtering for local capacity, scenario analysis, plan development
 - Version 2.0 coming mid-2021
- Pre-certified ADU Affordability Assumptions

Visit www.scag.ca.gov/housing-elements



SCAG ADU Affordability Analysis for Housing Elements

- For projected ADU development RHNA credit, local governments must provide analysis of anticipated affordability levels
- SCAG conducted a regional analysis of market rents from ADU rental listings compared to State income thresholds to assign ADUs to income categories
- HCD pre-certified SCAG's ADU affordability assumptions; local governments can supplement

