Supporting Development of Accessory Dwelling Units (ADUs)

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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

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

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
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.