Trending Accessory Dwelling Units within the SCAG Region

SCAG Toolbox Tuesday, May 18, 2021

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1. Meeting length is 2 hour
2. This meeting is being recorded
3. All participant lines will be muted
4. At the end, there will be a Q&A session
5. If you have a question during the presentation, please type it into the chat box or press the "raise hand" function.
6. We will log all questions and then voice a selection at the end of the presentation
7. A recording of this webinar and the PowerPoint slides will be available on the SCAG website. We will send a link to everyone who has registered after the event
1. Welcome Remarks
2. Program Agenda
3. Planning for ADU
4. Local ADU Development Trend and Policies
5. Potential Detached ADU-eligible Sites
6. Housing Element Update GIS Support
7. SCAG’s Additional ADU Support Programs
8. Open Discussion
Growing Housing Role for ADUs

- State law has been frequently amended to emphasize potential to address housing supply and affordability

- Progressively removing barriers to implementation 2017 - 2020

- Focused on local planning and permitting

- Subject to state oversight by the Department of Housing & Community Development (HCD)
PROMOTE DIVERSE HOUSING CHOICES

- Preserve and rehabilitate current affordable housing and prevent displacement
- Identify funding opportunities for new workforce and affordable housing development
- Create incentives and reduce regulatory barriers for building context sensitive ADUs to increase housing supply
- Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of per-capita greenhouse gas emissions
Growing Interest in Small Homes

DIY Kits available on line ...

NOMAD Micro Home - Modular Tiny Home with Off-Grid Technology (roomsandmicrohomes.com)

12x20 Log Cabin Kit (Stockade) 1 offer from $25,857.75

Allwood Mayflower | 117 SQF Garden House, Cabin Kit $8,850.00

Economical Prefabricated Modular Mobile Portable Container House ★★☆☆☆☆ 4 $14,095.00

Welchenghong Mobile Home Expandable Container House One Space with a Toilet ★★☆☆☆☆☆☆ 2 1 offer from $30,000.00

Allwood Mayflower Base | 117 SQF Garden House, Cabin Kit $7,950.00

Momoco 1 offer from $22,000.00

Retrieved from Amazon.com
“Granny Flats” and More ….

In addition to programs for older adults like Los Angeles’ ADU Accelerator Program

ADUs/JADUs . . .

- Can address overcrowding and provide homeowners a source of income
- Affirmatively further fair housing in neighborhoods w/access to jobs & other resources
- Promote design & materials innovation using software, robotics, advanced materials
- Economic development from business & employment growth of manufacturers and suppliers
- Planned at scale can be integrated with transportation planning
Increasing Modular ADU Options

Factory-Built Housing (FBH) – factory-constructed residential building is manufactured off-site and transported to permanent location.

See HCD FACTORY-BUILT HOUSING HANDBOOK FOR LOCAL ENFORCEMENT AGENCIES, BUILDERS, AND THE GENERAL PUBLIC
Prevalent ADU Issues

- Confusing/complicated permitting processes, multiple departments
- Some local governments’ development criteria not compliant with State law
- Development standards difficult to meet
- Design constraints, utility easements/connections
- Selecting contractor & construction management
- Neighborhood resistance, e.g. Parking, traffic, setbacks, other concerns
- Reliable total cost estimates
- Lack of financing, especially for lower income households
- Landlord/property management
Ministerial approval is required of an application to create one ADU and one JADU per lot within a residential or mixed-use zone.

Limits on where ADUs are permitted may only be based on adequacy of water and sewer service, impacts on traffic flow, and public safety.

ADU ordinances are optional, but discretionary development standards are limited: a statewide exemption ADU is an ADU of up to 800 sq. ft., 16 ft. in height, and with 4 feet side and rear yard setbacks. No lot coverage, floor area ratio (FAR), open space, or minimum lot size can preclude these criteria.

An application for the creation of an ADU or JADU shall be deemed approved (not just subject to ministerial approval) if the local agency has not acted on the completed application within 60 days.

State law: Streamlined Processing, Pre-emptive Criteria
ADUs and the Housing Element

ADUs are required to be addressed in housing element

1. **Zoning & development standards** for ADUs – has a local ordinance been adopted? Description of how such ordinance conforms with State ADU and JADU requirements

2. **Potential constraints** on ADU development

3. **Policies/program(s)** addressing identified constraints

4. **Program(s) to:**
   a. incentivize & promote ADUs affordable to low-moderate income households
   b. monitor ADU & JADU permitting and affordability,
      - committing to mid-cycle review of ADU/JADU projections and follow actions if warranted, e.g., amendment of the housing element, rezoning
ADUs/JADUs & Regional Housing Needs Allocation (RHNA)

- Must qualify with Census definition of a housing unit, and be reported to Department of Finance (DOF) in DOF Annual Housing Unit Change Survey
- Demonstrating level of affordability
- ADU/JADU Activity to be reported in Annual Progress Report (APR) due to HCD by April 1st
(1) Development trends – consider:

a. number and rate of increase in ADU permits following enactment of new State ADU laws for 2018 – 2020 within the local government and subregion.

a. indicators of community need/demand for small housing types/ADUs, and for residential occupancy vs. offices or guest houses

(2) Resources and incentives – proactive policies and programs encouraging ADUs, e.g., prototype plans, fee waivers, expedited procedures, affordability programs

(3) Anticipated affordability - e.g., SCAG supplemented with local data
Spatial mapping supports analysis for ADU capacity projections, prospective policies and ordinance, and for required monitoring and APR reporting.
Tracking and publicizing ADU permitting can be useful for improving related land use area and issue-related planning along with policies and programs.
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 & plans
- Streamlined permitting
- Pre-approved building plan options
- Affordable housing subsidies

## City of Garden Grove ADU Statistics
(As of 04.01.2021)

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Local ADU Development Trend and Policies

GARDEN GROVE
ADU CHALLENGES

Community Opinions
ADU Ordinance
RHNA
Local ADU Development Trend and Policies

ADU “60-Day” Process & Beyond

1. VIRTUAL DEVELOPMENT SERVICES
2. PLANNING
   ADU APPLICATION SUBMITTAL
   - TOLLING LETTER
   - RENTAL INCOME
   - FLOOD ZONE
3. BUILDING
   INTER-DEPARTMENTAL REVIEW PROCESS
   - PLAN CHECK
   - UTILITIES
   - SEPARATE METER
4. BUILDING
   PERMIT ISSUANCE
   - CONTRACTOR DECLARATION
   - CWMP DEPOSITS
   - AVERAGE BUILDING FEES (9K – 13K)
5. BUILDING
   INSPECTIONS
   - NEW CONSTRUCTION (6 mos – 1yr)
   - CONVERSION (3 – 6 mos)
6. DOF
   DEPARTMENT OF FINANCE
   HOUSING UNIT CHANGE FORM
   - DUE JANUARY
   - TRACKS HOUSING UNITS COMPLETED
7. HCD
   ANNUAL HOUSING REPORT
   - DUE APRIL 1
   - TRACKS IMPLEMENTATION OF HOUSING ELEMENT AND RHNA
8. CDR (HIS)
   CENTER FOR DEMOGRAPHIC RESEARCH HOUSING INVENTORY SURVEY
   - DUE JAN/JULY
   - TRACKS CHANGES TO HOUSING STOCK
Local ADU Development Trend and Policies

Garden Grove Community Outreach

Virtual ADU 101 Webinar

Local TV Talk Show

Multi-Language ADU Handouts

ADU webpage: https://ggcity.org/planning/adu
ADUs are allowed in single-family, multifamily, or mixed-use zones (Government Code Section 65852.150, effective on January 1, 2021)

Goals of this study
- To review local ADU ordinances to understand local governments’ responses to the state ADU law
- To estimate the potential of ADU capacity using GIS
• Detached ADUs only
  • Excludes attached ADUs (garage conversion), Junior ADUs (JADUs), and existing non-conforming ADUs

• Best practices
  • Primarily focus on local cases but some exemplary practices outside of the SCAG region

• Local ordinance analysis
  • 68 local ordinances collected and analyzed

• ADU eligible parcel analysis
  • Developing a GIS database considering land use, location, and some physical conditions of the parcels that can be queried and calculated in GIS
  • Not the number of ADU units, but ADU eligible parcels
• ADU’s potential impact on traffic and public safety
• Challenges with parking requirements: mostly addressed by the 2019-2020 bills
• Non-conforming ADUs: now the owners would have five years to correct the violation
• Beyond this state mandate, local governments may consider further easing requirements for ADU development
Research of Best Practices in ADU Delivery: Challenges and Opportunities

• Financial Support
  Loan structures are needed in ADU amounts and timeframes, $50,000 – 250,000 and with shorter timelines than traditional home mortgages. The added value of ADUs to a property need to be understood and legitimized, accounting for rental income for home value estimates and mortgages

• City Planning Aid and Education
  City planning agencies can promote ADUs through information and outreach sessions, websites, and with dedicated planners for ADUs

• Urban Design and Site Considerations
  ADUs can take a variety of forms and still provide privacy, open space and full interior living space. ADUs support affordability with compact size and lower-cost construction methods. They can increase density supporting public transit, without changing the character of an area, yet still provide green space, light and air
Several cities provide preapproved floor plans for ADUs. Providing existing floor plans save fees on architecture and engineering design services with the confidence that ADUs will be approved for a building permit, and speeds up the total process of ADUs construction.

Even if cities do not have pre-approved plans for permitting, floor plan designs can still be used to shop for construction estimates and save time on design. Floor plans provided can also be put into a site plan of the homeowner’s property to judge where an ADU might fit and how feasible it would be to build an ADU on their property.

With those benefits in mind, the research team created 19 sample floor plans for ADUs after a review of built cases from life.
Sample Floor Plans
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<th>Setbacks</th>
<th>Number of units allowed</th>
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<td>Simi Valley</td>
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<tr>
<td>Thousand Oaks</td>
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</tbody>
</table>

From a survey of all SCAG members, 68 current ADU ordinances were analyzed for their composition and to see if there were any policy opportunities for further ADU expansion.
• Most adhered closely to the state requirements and little leniency beyond the state’s guidance was found. Increasing allowed number of ADUs, or the square footages of units, could also expand ADU provision.

• Setbacks were waived in certain conditions, such as when remodeling an existing structure or if there was no other place for an 800 sq. ft. ADU.

• Parking is also not required for a variety of exemptions, and it may make sense to remove parking requirements for ADUs entirely. Some cities waived the parking requirement because their whole city was located in close proximity to public transit.

• It is also important to look at expanding ADUs to more zones as appropriate. Other dwelling units are often allowed in commercial zones.

• City of Los Angeles, denser than most, allows ADUs in hillside and fire zones depending on proximity to a 20 ft. wide street, for fire truck access. Large areas of the region are composed of hillsides and fire risk conditions. Other technological solutions may be considered to open up hillside and fire zones for ADUs.
## Interpretation of the State Law

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>CPP Team’s Treatment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Externalities</td>
<td>Not within fire hazard areas</td>
<td>Using CalFIRE’s Fire Hazard Severity Zone, exclude the areas within-very high fire hazard zones</td>
</tr>
<tr>
<td></td>
<td>Within the areas with the adequacy of water and sewer services</td>
<td>Using Caltrans’ adjusted urban area boundary, exclude the areas outside of the boundary</td>
</tr>
<tr>
<td></td>
<td>Within the areas with less impacts on traffic flow</td>
<td>Using Census ACS automobile ownership data, exclude the areas within high automobile ownership (e.g. areas with ownership above one standard deviation from the average)</td>
</tr>
<tr>
<td></td>
<td>Within the areas with the adequacy of water and sewer services</td>
<td>Using Caltrans’ adjusted urban area boundary, exclude the areas outside of the boundary</td>
</tr>
<tr>
<td>Zoning</td>
<td>Within Single family residential, multifamily residential, or mixed-use zone</td>
<td>Using SCAG’s parcel-based land use data, screen out the parcels with residential or mixed-use land use code</td>
</tr>
<tr>
<td>Lot size</td>
<td>No minimum lot size</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Setbacks</td>
<td>4 feet side and rear yard setbacks</td>
<td>Compute setback area (the perimeter of parcel X ( \frac{3}{4} )) X4</td>
</tr>
<tr>
<td></td>
<td>Extra setbacks can be imposed to properties in coastal zone</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Number of units allowed</td>
<td>Single-family residential: one unit</td>
<td>Assign 1 ADU per each eligible single family residential parcel</td>
</tr>
<tr>
<td></td>
<td>Multi-family residential Up to 25 percent of existing multifamily structures or Two units (detached with the setback requirements)</td>
<td>Using SCAG’s parcel data, compute the area equivalent to 25% of existing multifamily structures. If the area is larger than the area of two ADU units, then divide the area by the minimum ADU size. Otherwise, assign 2 units.</td>
</tr>
<tr>
<td>Unit size</td>
<td>No Minimum / maximum size regulation</td>
<td>A minimum ADU size = 800 sqft</td>
</tr>
<tr>
<td></td>
<td>Requires an approval of a permit to build an ADU of up to 800 sqft</td>
<td>Not applicable</td>
</tr>
<tr>
<td></td>
<td>A height limitation of 16 feet</td>
<td>Assuming all the ADUs will be one story (SF) and two stories (MF)</td>
</tr>
<tr>
<td>Accessory structures</td>
<td>Accessory structures are convertible to ADU without other limitations</td>
<td>In the case that multiple buildings in a single-family residential parcel, remove setback requirement</td>
</tr>
<tr>
<td></td>
<td>One stall per unit, unless property is:</td>
<td>Add the square foot of one parking stall to the minimum ADU size</td>
</tr>
<tr>
<td></td>
<td>located 0.5 mile of a transit stop,</td>
<td>Using SCAG’s 2016 transit stop data, identify properties within 0.5 miles from a transit stop</td>
</tr>
<tr>
<td></td>
<td>located within historic district,</td>
<td>Using National Park Service’s the National Register of Historic Districts data, identify the areas within 0.25 miles from a historic place</td>
</tr>
<tr>
<td></td>
<td>located within one block from a car share vehicle, or</td>
<td>Not applicable</td>
</tr>
<tr>
<td></td>
<td>located in a permit parking area where on-street parking permits are required, but not offered to the occupant(s) of the ADU</td>
<td>Not applicable</td>
</tr>
<tr>
<td></td>
<td>When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, or converted to an ADU, those off-street parking spaces for the primary unit do not require to be replaced.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Parking</td>
<td>No fees for ADU less than 750 square feet</td>
<td>Not applicable</td>
</tr>
<tr>
<td></td>
<td>Otherwise, proportional fees in relation to the square footage of the ADU to the square footage of the primary dwelling unit (for single family residential)</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Impact fees</td>
<td>No school district impact fees for ADU less than 500 square feet</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>
Two-Step Approach

• Step 1: Location analysis
  • If a parcel is within eligible areas and with land uses by the state regulations

• Step 2: Parcel area analysis
  • If a parcel has enough space to accommodate one ADU
Location analysis

• Not within Fire hazard areas
  • CalFIRE’s fire hazard severity zone

• Within the areas with the adequacy of water and sewer services
  • Caltrans’ adjusted urban area boundary

• Within the areas with less impacts on traffic flow
  • 233 census tracts
  • The number of vehicles per acre is higher than 1 standard deviation from the mean of the city that the census tracts belong
  • Not within the HQTA
Land Use

• Residential and mixed-use parcels were selected

• Issues
  • SCAG’s general land use codes vs. Counties’ detailed use codes
  • Potential near-future residential development (no building yet)

• Three approaches
  • Approach 1: Using SCAG’s land use codes
  • Approach 2: Counties’ detailed use codes
  • Approach 3: Using SCAG’s land use codes and general plan codes
Parcel Area Analysis

If the buildable area of a parcel is larger than or equal to the area that needs for one ADU (800 sqft), the parcel is an ADU eligible parcel.

Buildable area = 

\[ \text{The area of parcel} - \left( \text{the footprint area of primary dwelling building} + \text{setbacks} + \text{driveway (600 sqft)} + \text{required parking (200 sqft)} \right) \]
Variations by Exemption policies

• The setback requirement is waived when converting a carport or a detached garage to an ADU

• The parking requirement is exempted when a parcel is within ½ mile from a transit stop or in a historic district

• The buildable area calculation varies by the suitability of a parcel to the exemptions
  • The area of parcel – (the footprint of primary dwelling bldg. + setback + driveway + required parking)
  • The area of parcel – (the footprint of primary dwelling bldg. + setback + driveway + required parking)
  • The area of parcel – (the footprint of primary dwelling bldg. + setback + driveway + required parking)
ADU Eligible Parcels by County According to the State Law

- **Los Angeles**: Approach 1: 2,944,121
- **Orange**: Approach 2: 2,699,810
- **San Bernardino**: Approach 3: 2,956,398
- **Riverside**: Approach 1: 1,800,000
- **Imperial**: Approach 2: 1,600,000
- **Ventura**: Approach 3: 1,400,000
Local ADU Policy Scenario Simulation

• Offering policy scenario simulation that allows exploring more lenient ADU policies than state ADU law

• Scenario options
  • ADU within fire hazard areas: The parcels within 100 feet from primary and secondary roads
  • ADU outside of the areas with the adequacy of water and sewer services: The parcels within 100 feet from primary and secondary roads
  • Reduction of the setback requirement: From 4 to 2 feet
  • Smaller ADU units: From 800 square feet to 600 square feet
  • Two-story ADUs: Easing the height limit from 16 to 20 feet
  • Removal of the parking requirement: Removing 200 square feet
Impacts of the Policy Scenarios

ADU eligible parcels by scenario option

ADU eligible parcels in the PGAs by scenario option

- No for all the scenario options
- Yes for the parking scenario option only
- Yes for the 2-story ADU scenario option only
- Yes for the setback scenario option only
- Yes for the unit size scenario option only
- Yes for the fire hazard areas scenario option only
- Yes for the urban areas scenario option only
Scenario Simulation Tool
Conclusion

• Most local governments follow the state requirements very closely
  • Very few results from the ordinance analysis were more lenient or permissive for ADU construction than the state ADU law
• There are approximately 3 million parcels eligible to construct a detached ADU in the SCAG region
• The scenario simulation helps local governments to explore policy options that promote ADU development
• However, this research is limited to measure the physical eligibility of parcels
  • Better spatial datasets can improve the ADU eligible parcel analysis
  • Need to investigate other conditions that may influence actual ADU construction such as financial options and owners’ socio-demographic characteristics
1. Pre-certified local housing data (August 2020)

2. Pre-certified Regional ADU Affordability Analysis (August 2020)

3. **Housing Element Parcel Tool (HELPR)**
   - v1.0 (December 2020)
   - v2.0 (May 2021)

www.scaq.ca.gov/housing-elements
Pre-Certified Local Housing Data

• Pre-certified local housing data (jurisdiction-level)
  • 35 tables/figures in 8 categories
  • Available as .pdf, formatted .xlsx, or raw data
  • Satisfies the housing element’s requirement to assess jurisdiction’s “Housing Needs”

I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS
II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED HOUSEHOLDS
III. PEOPLE EXPERIENCING HOMELESSNESS
IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES
V. HOUSING STOCK CHARACTERISTICS
VI. OVERPAYMENT AND OVERCROWDING
VII. ASSISTED UNITS AT RISK OF CONVERSION
VIII. REGIONAL HOUSING NEEDS ALLOCATION
ADUs in housing elements:
- Step 1: How many ADUs
- Step 2: Income level for those ADUs

Step 1: Jurisdiction estimates capacity of ADUs pursuant to HCD guidelines
- HCD’s safe harbor options:
  - “construction since Jan. 2018, or
  - “five times the previous planning period construction trends prior to 2018”
- This is not the only way. Other estimates permitted if supported by analysis or policy. Understanding ADU physical capacity may help in assessing local policy or developing estimates.

Step 2: Estimate affordability of these units
- Use SCAG’s pre-certified study
- Develop local estimate and support with an analysis

See site inventory guidelines at https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_finalo6102020.pdf
SCAG Region ADU Affordability Assumptions

- Retrieved regional sample of over 150 ADU listings**
- Range: $650 (San Bernardino Co.) – $4,800 (Los Angeles Co.)
- These assumptions meet statutory requirements for ADU affordability levels

<table>
<thead>
<tr>
<th></th>
<th>Los Angeles County I*</th>
<th>Los Angeles County II*</th>
<th>Ventura County</th>
<th>Orange County</th>
<th>San Bernardino/ Riverside Counties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>15%</td>
<td>15%</td>
<td>15%</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Very Low</td>
<td>1%</td>
<td>4%</td>
<td>2%</td>
<td>9%</td>
<td>3%</td>
</tr>
<tr>
<td>Low</td>
<td>27%</td>
<td>34%</td>
<td>32%</td>
<td>49%</td>
<td>36%</td>
</tr>
<tr>
<td>Moderate</td>
<td>12%</td>
<td>9%</td>
<td>42.5%</td>
<td>22%</td>
<td>28%</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>45%</td>
<td>38%</td>
<td>8.5%</td>
<td>5%</td>
<td>18%</td>
</tr>
</tbody>
</table>

*LA County I includes the City of Los Angeles and the Las Virgenes-Malibu, South Bay Cities, and Westside Cities COG areas. LA County II includes all other areas of the county.
**No ADU listings found in Imperial county; please contact housing@scag.ca.gov.
Selected Parcel Attributes in HELPR

- **Existing Land Use**
- **Zoning Designation**
- **General Plan Designation**
- **Specific Plan Designation**
- **Assessor: Improvement-to-land Value Ratio**
- **Slope**
- **Building Footprint Area**
- **Brownfield/Superfund Designation**
- **Priority Growth + Constraint Area**
- **Environmental Justice + Opportunity Area**
- **Proximity to Grocery/Healthcare/Open space**
- **ADU-eligible Parcel**

Photos: CC BY-SA
## Selected Environmentally Sensitive Areas

<table>
<thead>
<tr>
<th>High and Very High Hazard Fire Risk Zones</th>
<th>Liquefaction Susceptibility Zones</th>
<th>Alquist-Priolo Earthquake Fault Zones</th>
<th>100 Year Floodplains</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active River Areas</td>
<td>Wetland Areas</td>
<td>Sea Level Rise Areas</td>
<td>Landslide Hazard Zones</td>
</tr>
<tr>
<td>Protected Areas</td>
<td>Wildlife Habitat, Connectivity Areas, and Missing Linkages</td>
<td>Natural Community &amp; Habitat Conservation Plans Reserve Designs</td>
<td>Status and Locations of Rare Plans and Animals</td>
</tr>
</tbody>
</table>

Photos: CC BY-SA
1. **Basic filtering**
   - 9 default site screening filters based on:
     - Vacant land
     - Potential infill
     - Public-owned land
     - Priority Growth & Constraint Areas
     - Environmental Sensitivities
     - High Opportunity Areas
     - Environmental Justice Areas
     - Proximity to Services
     - Parcels with physical space for a detached ADU

2. **Refined filtering**
   - Refine the above filter options beyond default choices

3. **Advanced analysis**
   - Using Excel, desktop GIS, other
   - Additional attributes available
Coordinate, plan, and develop a system to:

1. link SCAG’s value-added products (e.g., data, applications, etc.) to address local information and analytical needs of SCAG’s local gov’ts,
2. deliver technical assistance for use of data, tools, and modeling, and
3. provide opportunity for local governments to submit feedback on how SCAG can improve products for better collaboration

Currently, LIST is focusing on the General Plan (e.g. housing, safety, and EJ, etc.)

Request technical assistance at list@scag.ca.gov
Select a Jurisdiction
City or County (Unincorporated)
Garden Grove

Garden Grove has a 2019 population of 175,155 and a final 6th cycle RHNA allocation of 19123.

More Info

Filter Parcels
Standard Filters
ADU Filters

Filter parcels with physical space for detached ADU. Toggle one at a time to explore different assumptions.

- Baseline Assumptions
- Reduced setback (from 4 to 3 ft)
- Smaller ADU (from 800 to 600 sq ft)
- Removed parking space (200 sq ft)
- Reduced setback and smaller ADUs
- Reduced setback and removed parking space
- Smaller ADU and removed parking
- Reduced setback, smaller ADU, and removed parking

Number of Selected Parcels
32,711

Download Parcels (CSV)  Download Parcels (SHP)

HELPR Tool URL - https://maps.scag.ca.gov/helpr/
v1.0 release demo - https://youtu.be/mYDL_xKtG-4?t=4195
## SCAG’s Additional ADU Support Programs

### Regional Early Action Planning (REAP) Grant

### Subregional Partnership Program: ADU Programs/Projects

<table>
<thead>
<tr>
<th>Subregions</th>
<th>Activities can include:</th>
</tr>
</thead>
<tbody>
<tr>
<td>OCCOG</td>
<td>• Pre-approved floor plans and designs</td>
</tr>
<tr>
<td>SBCTA</td>
<td>• Subregional feasibility analysis</td>
</tr>
<tr>
<td>WRCOG</td>
<td>• Best practices</td>
</tr>
<tr>
<td>Gateway Cities COG</td>
<td>• Ordinance templates</td>
</tr>
<tr>
<td>South Bay COG</td>
<td>• Identification of financing resources</td>
</tr>
<tr>
<td>VCOG</td>
<td>• Outreach materials</td>
</tr>
<tr>
<td>Westside Cities COG</td>
<td></td>
</tr>
</tbody>
</table>

### Sustainable Communities Program: ADU Implementation

8 jurisdictions selected for ADU implementation assistance
Thank You!

Please contact Tom Vo at vo@scag.ca.gov for questions.
Planning Division, Southern California Association of Governments

www.scag.ca.gov