

ACCESSORY DWELLING UNITS

By Mark Hamilton, Housing Program Supervisor

CURRENT MULTI-FAMILY UNIT SITUATION

- The rental cost of housing is increasing rapidly
- Apartments are needed but no one wants to build
- Smaller Apartment clusters are vacant or blighted
- Rents are becoming unaffordable to many
- The vacancy rate for apartments is under 1%
- Newly constructed houses are becoming rentals

CURRENT MULTI-FAMILY PROJECTS

- City has approved four large market apartment projects
 - Investors are hard to find to finance these projects
 - Older properties have open space and room to build
 - Older Multi-Family have space to remodel and build new
 - Older Single-Family lots have oversized backyards
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- Could a Accessory Dwelling Unit be the Answer?
 - Will allowing ADU's fill the Housing Gap?
 - Something old that's new again to solve the problem?

WHAT'S GOING ON AROUND THE STATE

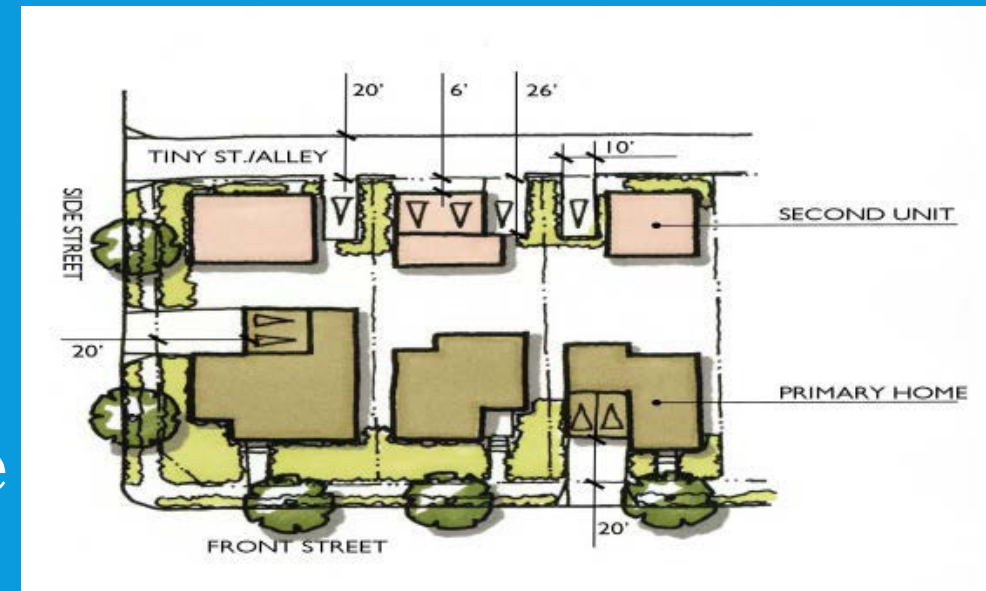
- Other cities throughout the state have changed their zoning
- Communities and Regions revising their ADU Guidelines

- South San Francisco

- Los Angeles – Guidebook for ADU's

- Walnut Creek – Amended its Ordinance

- City of Clovis – Model Cottage Program



WHAT'S GOING ON LOCALLY (CLOVIS)



- Conceptual Designs
- Plans range in size from 400 – 499 square feet
- Typically would be ideal for lots with alley access or corner lots

ACCESSORY DWELLING UNITS – CLOSER LOOK

- Could reduce the shortage of affordable housing, won't solve it!
- Ideally constructed on larger lots, lots with alley access, corner lots.
- Financed by existing property value or Home Equity Line of Credit.
- Provide the homeowner another source of income.
- Costs to construct are minimal compared to buying a new unit.
- Average Cost for a 400 square foot ADU = \$60,000 to \$80,000
 - Compared with a new 1,500 property = \$250k to \$300K

Any Questions?