

Accelerating ADUs

Washington State APA Conference Panel
October 11, 2023



COMMUNITY
PLANNING
COLLABORATIVE



Napa Sonoma ADU



Seattle



Why We're Here

- Learn how to help make ADUs happen.
- Make it easier for homeowners to navigate the development process (especially lower income).
- Advance affordability.
- Learn lessons from early adopters.



Our Panelists

David Driskell

Community Planning Collaborative
Moderator

Bowen Close

Community Planning Collaborative
Helping Homeowners Be Developers

Katherine Peoples

HPP Cares
ADUs for All

Scott Johnson

Napa Sonoma ADU
Strength in Numbers

Nick Welch

City of Seattle
Accelerating ADUs in Seattle



Helping Homeowners Be Developers

Leading Edge Tools + Practices

Bowen Close

Creative Director

close@planningcollaborative.com



**COMMUNITY
PLANNING
COLLABORATIVE**

Bringing ADUs Close to Home

ACCESSIBLE CONCEPTS Structure for all resources



Getting Started



Learning the Rules



Budgeting & Finance



Design



Permitting



Construction



Renting & Move-In

RELATIONSHIPBUILDING A softer approach



“It’s comforting that there is an extra set of eyes on the property and it feels good to rent to someone starting their career.”

Phased Process



JUMPSTART ADU
A Project from Housing El Dorado

[ADU 101](#)

[Resources](#) ▾

[About](#)

[Contact](#)



[GET STARTED](#)

[LEARN THE RULES](#)

[BUDGET](#)

[DESIGN](#)

[BUILD](#)

[PERMIT](#)

[RENT](#)

Building Small for Big Impact

THERE'S NEVER BEEN A BETTER TIME TO BUILD AN ACCESSORY DWELLING UNIT IN EL DORADO COUNTY



[ENGLISH](#)

[ESPAÑOL \(SPANISH\)](#)

Easyto-Understand Resources from the Homeowner's Perspective

GETTING STARTED

LEARNING THE RULES

BUDGETING

DESIGN


PERMITTING


CONSTRUCTION

MOVE-IN

ADU GUIDEBOOK

A Complete Guide to Building an Accessory Dwelling Unit in Alameda County





1 GET STARTED

- Think about what you want and look for inspiration on our [ADU website](#) and view floorplans and photos.
- Learn what you can build using the [Can I Build an ADU Tool](#).
- Make an informal sketch of your property and use our [exercises](#) to help.
- Estimate costs and rental income using our [ADU Calculator](#).

3 DESIGN YOUR ADU

- Hire your team - a licensed architect or designer and a licensed contractor or design/build team.
- Create your initial design and discuss it with local Planning staff.
- Finalize your design and have your designer or contractor prepare plans for permitting.

5 CONSTRUCT YOUR ADU

- Ensure all funding is in place before construction.
- Monitor construction - check in with contractors, make decisions about materials, and ensure inspections are moving along.
- Schedule inspections throughout construction. Your contractor will do this for you.



2 LEARN THE RULES

- Learn about your property including APN, lot size, and zoning.
- Learn the local [ADU Rules](#) and what you can build on your property.
- Meet with staff early on to understand any rules that might apply to your ADU.
- Adjust your budget as needed and create a financing plan.

4 APPLY FOR PERMITS

- Prepare your application - confirm requirements with local staff.
- Submit your application online or in-person and pay any required fees. Staff will review your application within 60 days, and often sooner.
- Revise your application if needed. Staff will tell you the best way to be in contact, likely by email. Generally, outstanding fees are due before issuing a permit.

6 MOVE IN!

ALAMEDA ADU GUIDEBOOK EXERCISES

These exercises and the accompanying Guidebook mentioned here are available online at adualameda.org/guidebook, along with other resources, guidance, and tools.

CONTENTS

- Identifying Goals & Concerns
- Recording Your ADU Goals
- Making a Rough Sketch of Your Property
- Property Details Worksheet
- Planning Staff Meeting Worksheet
- Budgeting Exercise
- Initial Design Exercise
- Design Ideas Exercise
- Designer Considerations Exercise
- Identifying What You Want in a Lease



IDENTIFYING GOALS & CONCERNS

Goals	Short-term	Long-term	Concerns	Short-term	Long-term
Rental income	<input type="checkbox"/>	<input type="checkbox"/>	Cost	<input type="checkbox"/>	<input type="checkbox"/>
Housing for a family member	<input type="checkbox"/>	<input type="checkbox"/>	Hiring/managing contractors	<input type="checkbox"/>	<input type="checkbox"/>
Helping out the community (e.g., housing a teacher)	<input type="checkbox"/>	<input type="checkbox"/>	Privacy	<input type="checkbox"/>	<input type="checkbox"/>
Housing for someone with special needs	<input type="checkbox"/>	<input type="checkbox"/>	Site constraints	<input type="checkbox"/>	<input type="checkbox"/>
Planning for retirement	<input type="checkbox"/>	<input type="checkbox"/>	Challenges of renting and managing the ADU	<input type="checkbox"/>	<input type="checkbox"/>
Increased resale value	<input type="checkbox"/>	<input type="checkbox"/>	Conflict with neighbors	<input type="checkbox"/>	<input type="checkbox"/>
Downsizing/moving into the ADU	<input type="checkbox"/>	<input type="checkbox"/>	Getting approval/scrutiny from government	<input type="checkbox"/>	<input type="checkbox"/>
Housing domestic help (e.g., an au pair)	<input type="checkbox"/>	<input type="checkbox"/>			
Help with chores or to watch over things when you are away	<input type="checkbox"/>	<input type="checkbox"/>			
Housing an in-home caregiver	<input type="checkbox"/>	<input type="checkbox"/>			

RECORDING YOUR ADU GOALS

To stay motivated through challenges in the process, some people find it helpful to write down what building their ADU will allow them to do. Use this space to express your goals - consider cutting it out and putting it somewhere you'll see it regularly. Examples: "Take the kids to Disneyland every year" "Make sure my mom has a safe place to live"

Innovative and Interactive Tools

PLANS GALLERIES

ADU Plans Gallery

FIND YOUR PLAN

SEE FAVORITES SORT

OPTION A "PRE-REVIEWED" PLANS

If you're looking for "pre-reviewed" plans, start by choosing a jurisdiction, then continue filtering below. Skip to the filters below to search all plans.

Search...

- American Canyon
- Colusa
- Cloverdale
- Cotati
- Healdsburg
- Napa City
- Napa County
- Petaluma

OPTION B ALL PLANS

Use the options below to filter for plans that fit your goals and preferences. Note: Not all plans in this gallery will necessarily work for your property or jurisdiction.

- PLAN TYPE
- SIZE CATEGORY
- SQUARE FOOTAGE
- BEDROOMS
- BATHROOMS
- FEATURES



Abodu Two

ABODU
610 SF (MEDIUM)
2 1

LICENSE FEE: \$0 See listing details
VIEW LISTING ADD FAVORITE



Urban Casita

WINDWOOD DESIGNS
542 SF (MEDIUM)
1 1

LICENSE FEE: \$595
VIEW LISTING ADD FAVORITE



PRE-FABRICATED



Pepper by Cottage

COTTAGE
748 SF (MEDIUM)
2 1

LICENSE FEE: \$0 See listing details
VIEW LISTING ADD FAVORITE



03 - ADU - 3-bed

LICENSED ARCHITECT
1031 SF (EXTRA-LARGE)
3+ 2

LICENSE FEE: \$1,400
VIEW LISTING ADD FAVORITE



SITE-BUILT



Abodu One

ABODU
500 SF (MEDIUM)
1 1

LICENSE FEE: \$0 See listing details
VIEW LISTING ADD FAVORITE



The David

PREFABADU
440 SF (MEDIUM)
2 1

LICENSE FEE: \$0 See listing details
VIEW LISTING ADD FAVORITE



PRE-FABRICATED

CAN I BUILD TOOLS

Find out what you're eligible to build

Enter a residential address to see if you are allowed to build an ADU that adds square footage to your property.

Enter your city below:

Truckee

Enter your address below:

10001 SOUTH RIVER STREET

Go!

APN: 019140020

Zoning: TOWN OF TRUCKEE

Recorded Use: SFR

According to County records, there is an existing residential use on this property. Therefore, state law allows an ADU to be built.

ADU type:

Detached

Buildable Area, Detached: 9983 sqft
(Largest Continuous Area: 9983 sqft)



PLUS: ADU Calculator · Development Checklists

Connection and Relationship Building



SPOTLIGHT ERIN & DAVID *Relocating Dad Closer to Home*

We've lived in the Inland Empire area since 2009. We love how charming and peaceful Upland is. As our family grew, we were drawn to the big backyard of this house; it had so many possibilities.

After Mom passed in 2018, we were really worried about Dad. He was alone in a big house far from family and the nearest hospital. It was hard to visit him, and we didn't want him to be lonely. When he finally started looking for a place in Upland, it was just too expensive. Dad brought up the idea of an ADU and suddenly living close was possible.

After getting several quotes, we found a contractor and an architect who both had experience working in Upland, and we just clicked. With the help of our team, construction took much less work than we expected. The Upland Planning Division was also great to work with, the inspectors were so nice, and our plans were approved for permits in 45 days.

Dad has everything he needs to live independently as he ages: a full kitchen, an accessible bathroom, wide hallways for a walker, and tons of storage. He has his own routine, but we can go over to check on him and hang out. We'll send one of our kids to bring him mail or ask a question, and it's easy to spend time together. It's so nice to have him around for everyday 'dad' things too.

If you want to build an ADU our advice is to plan for the long term and be as prepared as possible. Know as much about your property as you can and find an architect and contractor that you get along with.



"Even if you start out renting the ADU, you or someone in your family like your parents or kids might move in someday, so it's really a custom home for your family's future."

ADU TYPE	Detached, 1 bedroom
PRICE	\$145,000
COMPLETED	2021
TIME	4 months
SIZE	447 square feet





ADUs for All

Helping People of Limited Means
Achieve Their ADU Dreams

Katherine Peoples

Executive Director

katherine@hppcares.org



HPP CARES

- **501c3 IRS Recognized Non-profit / HUD Approved**
- **Certified Counseling Staff**
 - Team Members Licensed in Real Estate and Construction | ADU Specialist
- **ADU Experts / Specialists**
 - Pre & Post Purchase Financial Capabilities
 - Credit and Debt Management
 - Foreclosure & Eviction Prevention
 - Education and Coaching
 - Advocates for regulatory and legislative change



Unraveling the Complexity: Understanding and Addressing Service Loops

Homeownership Disparities

Access to Information and Resources

“You can rule ignorance; you can manipulate the illiterate; you can do whatever you want when a people are uneducated”

Financial Barriers: lack of access to financing for minority homeowners

Systemic Bias In Approval Process

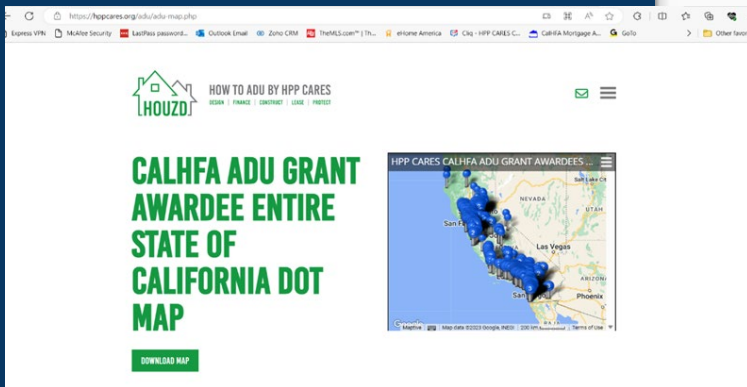
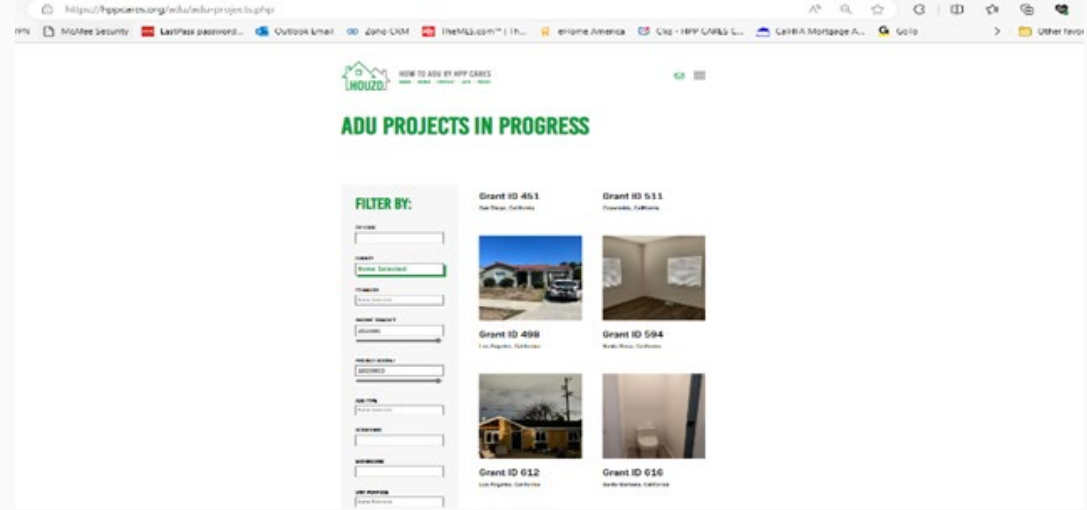
Race and ethnicity: implicit bias among city officials, discriminatory zoning laws, and permitting process.

Income: homeowners in high-income neighborhoods have more resources to navigate the approval process and are less likely to face discrimination.

Zoning and Land Use Regulations, Fees and Cost

Race and ethnicity	Percentage of households that rented
Black or African American	52.3%
White	43.2%
Hispanic or Latino	47.6%
Asian	36.7%
Native American or Alaska Native	45.9%
Pacific Islander	44.5%

CALHFA 100 Million ADU GRANT: Pre- development Expenses



Outreach | Education | Resources

Underwrite | Award | Administer | Manage Project Completion

1300 + ADU projects | 56 of the 58 counties in California

HOUZD TO ADU Design Finance Construct Lease Protect + EDUCATIONAL MATERIALS

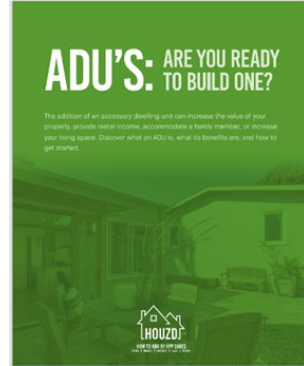
Design: cost-effective ADU designs that meet local regulations and your preferences.

Finance: financial guidance and assistance to help you secure the necessary funding, ensuring that cost is not a barrier to realizing your ADU dream.

Construct: We manage every aspect of construction, ensuring high-quality workmanship and adherence to timelines.

Lease: finding suitable tenants and managing the rental process, maximizing the financial benefits of your ADU.

Protect: ADUs represent a significant investment, guidance on insurance, legal matters, and long-term maintenance.



Solutions

#1

Pilot Loan Program CDE for 10 LMI BIPOC Households – Awardees

- Bridge Funds needed to complete ADU project
- Intake, Underwrite, Fund, Manage Through Completion

#2

Deploying HUD-Designated Manufactured Housing Units

- 3 Options: Studio, 1bd/1b, 2bd/2b

#3

Garage Conversions Unpermitted To Permitted LMI BIPOC – Property Owners

- Bridge Funds needed to complete ADU project
- Intake, Underwrite, Fund, Manage Through Completion
- Value increase 50k to 100k / Rental Income \$2500 plus

Policy Recommendations

Reform zoning and land use regulations to promote equitable ADU development.

Create financial assistance programs, grants, or low-interest loans for ADU construction.

Provide accessible information, workshops, and resources to educate and support individuals interested in ADU development.

Implement objective and transparent approval processes to minimize biases and promote fairness.

Explore alternative pathways for ADU development, including community land trusts or cooperative models.

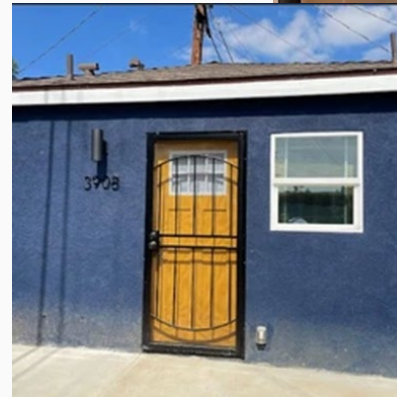


Conclusion

Inequities in the ADU building process hinder housing affordability and perpetuate disparities.

Addressing these inequities requires policy changes, financial support, and improved access to resources.

Equitable ADU development can contribute to more inclusive communities and increased housing options.



Facebook: @ Hpp Cares

Twitter: @hppcares

YouTube: Hpp Cares

Instagram: Hpp Cares

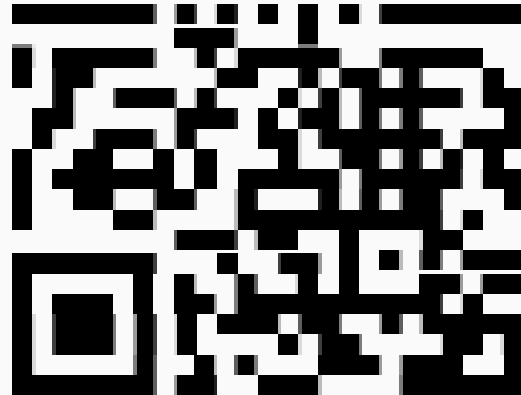


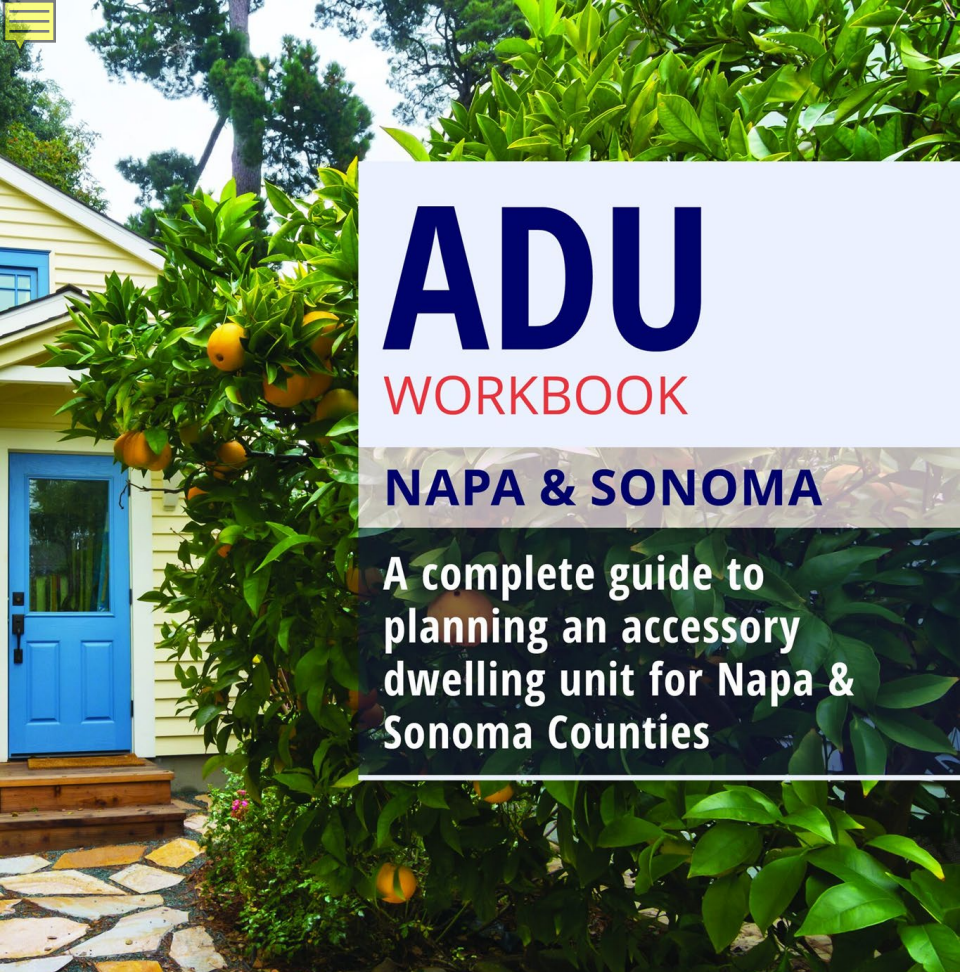
Contact Information:

562-281-8861

katherine@hppcares.org

**FOLLOW US ON OUR
SOCIAL MEDIA**





ADU

WORKBOOK

NAPA & SONOMA

A complete guide to
planning an accessory
dwelling unit for Napa &
Sonoma Counties

Strength in Numbers

The Curious (and Replicable)
Case of Napa Sonoma ADU

Scott Johnson

Executive Director

scott@napasonomaadu.org



Napa Sonoma **ADU**



The Napa Sonoma ADU Center

Napa
Valley
Community
FOUNDATION

Napa Sonoma ADU



- **Independent Non-profit
Opened in 2020**
- **Provide Services Across 16
Jurisdictions**
- **Focused on Achieving ADU
Goals**



Napa Sonoma ADU Resources

- ADU calculator
- Local ADU rules
- Address Lookup Tool
- ADU Workbook
- Stories & floor plans
- Webinars
- Vendor registry
- Newsletter & social media
- Feasibility Consults




The Challenge of ADUs

- ADUs Central to Affordability Goals
- Homeowners as Developers
- Challenges Beyond City Services

Cooperative Solutions

- Jurisdictions Share Resources & Expertise
- Public and Non-profit Partnerships Provide Service For Less





Napa Sonoma ADU Center: Impact

- Over 500 Feasibility Reports Completed
- Over 650 Inquiries Answered
- 29 Webinars
- 81% of Report Recipients Moving Forward
- Standard Plans: More than 50 Plans from 150sf to 1200sf.



Accelerating ADUs in Seattle

The Factors Driving Success

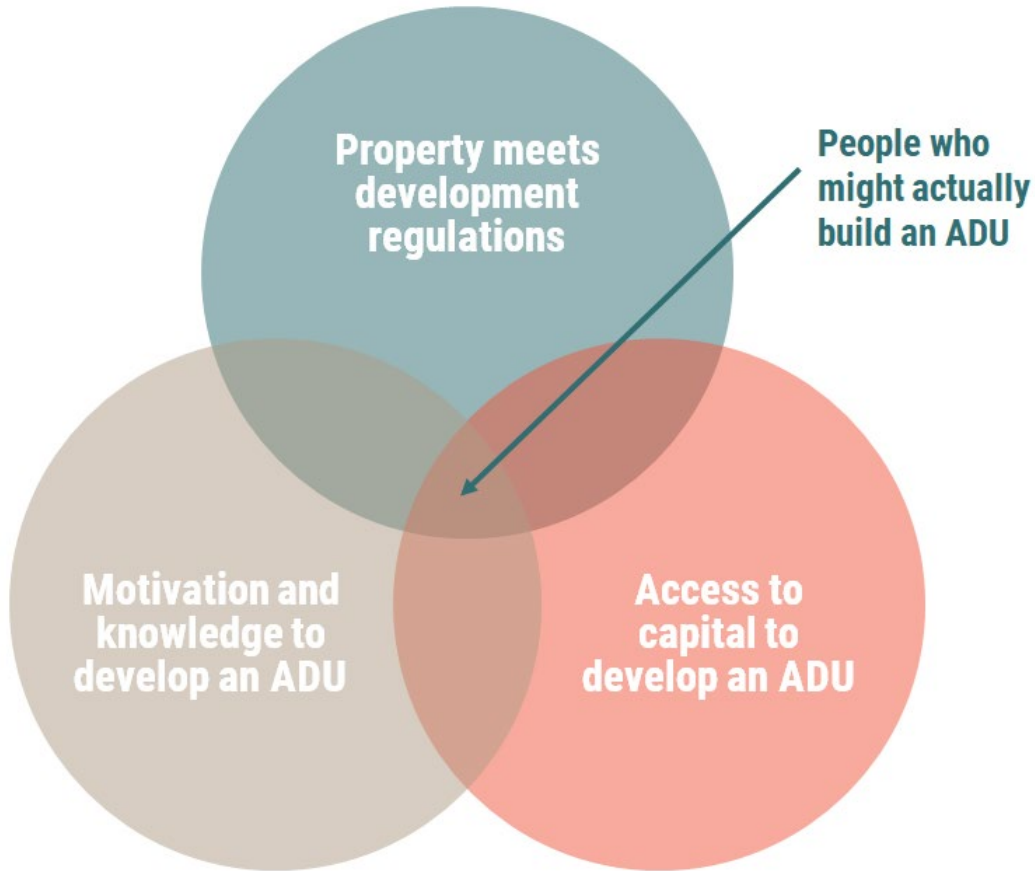
Nick Welch

Senior Planner / Office of Planning
and Community Development

Nicolas.Welch@seattle.gov



Seattle



Removing barriers to ADUs

Code reform

Centralize & simplify

Two ADU allowed per lot

Maximum size

1,000 square feet (DADU)

1,000 square feet (AADU)

Minimum lot size for DADU **3,200** sq. ft.

Maximum DADU height up to **25** feet

No additional parking required

No owner-occupancy requirement

12 unrelated people max if 2 ADUs

0.5 FAR limit (or 2,500 sq ft);

below-grade and ADU floor area exempt



What can I build on my lot?

This tool uses existing property data to create a preliminary assessment of ADU feasibility for your lot.* For more detailed and definitive guidance, talk to staff at SDCA and engage with a design or homebuilding professional.

Property Search

197 22nd Ave E, Seattle, Washington 98112

For detailed instructions on how to use this tool, please refer to the [User Guide](#) of the tool.

Lot size: 7,101 square feet

The property meets the minimum lot size required to construct a DADU. The minimum lot size for a DADU is 3,200 square feet. On a lot with an existing accessory structure, like a detached garage, more can be allowed.

Lot coverage: 28.0 percent

Based on our estimate, the footprint of existing structures on this lot is under the maximum lot coverage limit. For lots 3,200 square feet or larger, the maximum lot coverage limit is 33 percent of your lot area.

Based on the area available for this property, the maximum allowed coverage would be 2,435 square feet. Given the footprint of existing structures on the lot, you have about 468 square feet of coverage available, some or all of which could be used for a DADU.

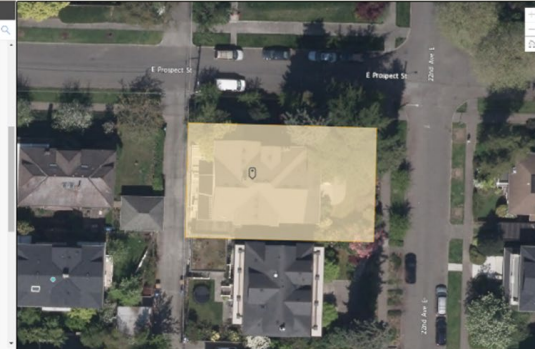
This estimate is based on data from the King County Assessor. A more detailed site survey would be required as part of permitting.

Lot width: approximately 65.8 feet


This lot is wide enough for a DADU. The minimum lot width for a DADU is 25 feet. On narrower lots, removing an existing accessory structure, like a detached garage, would be required.

The maximum height for a DADU is based on the width of your lot. On lots at least 30 feet wide, the maximum height for a DADU is 13 feet, plus up to 7 additional feet for a gabled roof.

Maximum DADU height (in feet)	Lot width (in feet)			
	Less than 30	30 up to 40	40 up to 50	50 or greater
Base structure height limit	14	10	10	10
Additional height allowed for gabled roof	3	7	2	7
Additional height allowed for shed or flat roof	3	4	4	4




ADUUniverse Step-by-Step Guide Pre-approved DADUs Prop



CAST Architecture
Cedar Cottage
467 SQUARE FEET - 1-3 BED - 1 BATH

At only 467 square feet of interior floor area, the Cedar Cottage is an extremely efficient footprint that provides well daylight space for living, necessary storage, flexibility on many sites, including sloped ones, covered outdoor porch space plus easy expandability for families or roommates as a two-bedroom model.


[View](#) [Contact Designer](#)



Fivedot Architects
Schooner
1,000 SQUARE FEET - 2 BED - 2 BATH

This family-friendly, 1,000-square-foot, two-bedroom, low-cost DADU can provide housing for a family of four or more. This design can easily be mirrored or rotated to work on a variety of sites and is easily adaptable to sloping sites as well.


[View](#) [Contact Designer](#)





Ahouse Studio
The Family
808-964 SQUARE FEET - 2-3 BED - 2 BATH

"The Family" has a flexible plan layout that fits up to three bedrooms, serving a variety of family sizes and needs. This two-story design is just under the maximum allowable square footage for a backyard cottage in Seattle, and may be built on lots starting at 30'-0" wide.

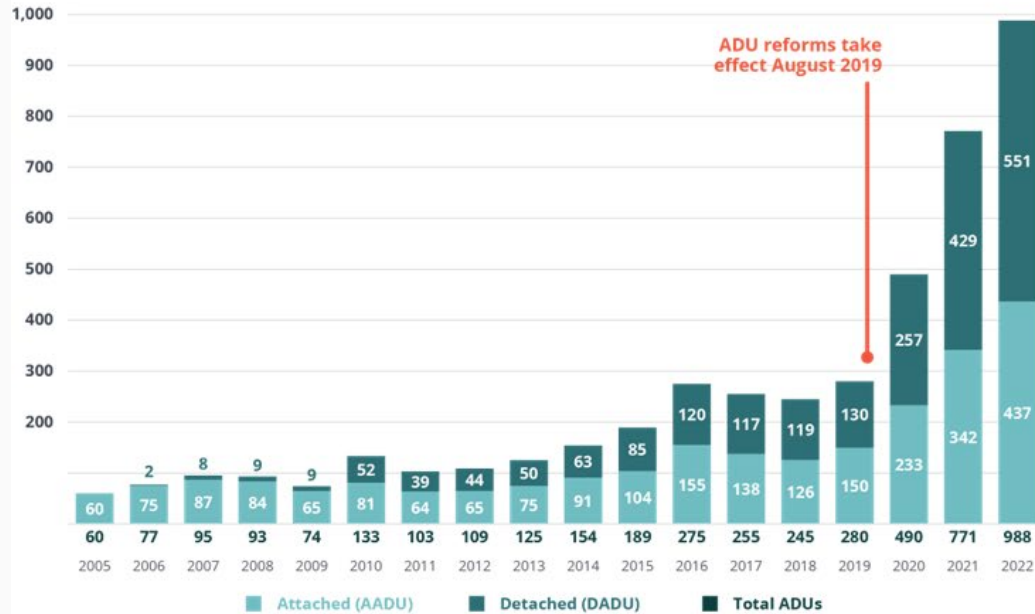
[View](#) [Contact Designer](#)







More than 4x increase in ADU permits



Detached accessory dwelling units (DADU)

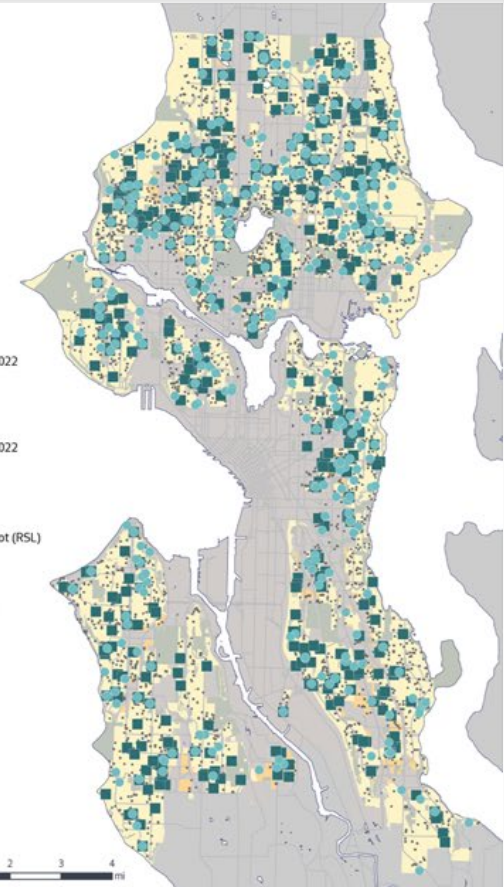
- Permitted in 2022
- Permitted before 2022

Attached accessory dwelling units (AADU)

- Permitted in 2022
- Permitted before 2022

Zoning

- NR1, NR2, NR3
- Residential Small Lot (RSL)
- Other zones
- City-owned park or open space



Pre-approved plans are getting built

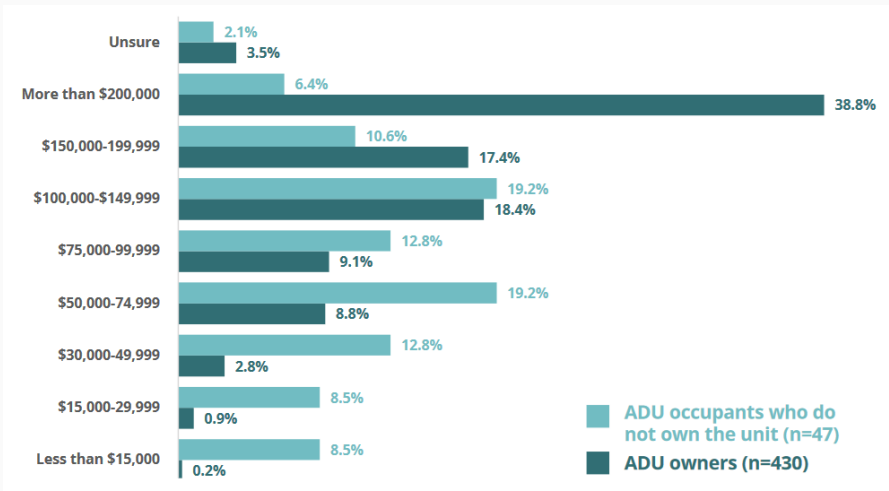




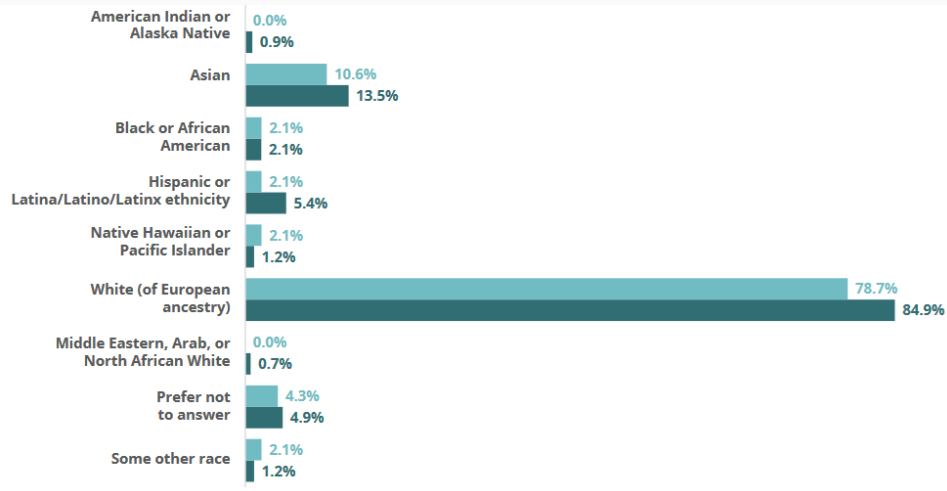
Who benefits most directly from ADUs?

Approximately how much was your household's before-tax income in the last 12 months?

Include all income, including salaries, wages, investments, government benefits, etc. (n=477)



What is your race or ethnicity? Select all that apply. (n=477)



Moving toward middle housing





Key Takeaways

- Beyond making ADUs possible, we need to make them doable. *(Same is true for middle housing.)*
- Homeowners need help through the ADU process, especially lower income homeowners.
- Local governments and partners can provide valuable resources and support to make ADUs easier and less expensive to build, and affordable to renters.
- Experience from other places provides valuable models and lessons to adapt and replicate.