The City of Santa Cruz ADU Program
PUBLIC NEED (Housing Crisis) + POLITICAL WILL + FUNDING = FERTILE GROUND

Public Education
Supportive Zoning
Homeowner Tools
- Manuals
- Prototypes
- Financial Assistance
Eliminate Obstacles

PARKING
- No covered parking required
- Spaces in the front & tandem count

REDUCE COSTS
- No sprinklers required for existing house
- No separate water meter for the ADU
Preserve the Neighborhood

- Maintain **neighborhood scale**
- Architecture to relate to primary residence
Protect Adjacent Neighbor

- Entries/stairs away from neighbors; Windows minimized
- Alley Orientation encouraged
- Homeowner lives on the property
Response to AB 1866 (2003)

- Rear Yard
- Buildable Envelope
- Front Yard

- One Story ADU OK
- One or Two Story ADU OK
- No ADU
Homeowner Tools

- “How To” Manuals
- 7 Design Prototypes
- Financial Assistance
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Section One: Getting Started

Mapping out your process to design and develop an Accessory Dwelling Unit (ADU) requires you to do your homework. Section One helps you get started. What is an ADU? Who can build them? What governs their development? What technical and financial assistance programs are offered by the City to help you build an ADU on your property?

Introduction to ADU Development

When you look around your neighborhood, you may see that some of your neighbors have built an ADU on their property. Perhaps to supplement their mortgage payments, provide for elderly parents or allow their children to stay in Santa Cruz. Each had their own reason to build their ADU and each had to navigate the development process. You may be wondering what an ADU is, who can build them, and how to get started. Here we go.

What is an ADU?

An Accessory Dwelling Unit (ADU) is an additional, self-contained housing unit that is secondary to the main residence. ADUs are sometimes referred to as “Granny units” or “Mother-In-Law units” since many ADUs were initially constructed to provide for family members.

ADUs can take many forms. In some cases, an ADU can be attached as an addition to the house or as a second story over a garage. The garage itself may be converted to an ADU or the ADU may occupy a basement. An ADU can even be a section of the main house that has been separated from the main living space. And of course, an ADU can be a stand-alone unit like a small house or cottage. The City only requires that an ADU have a kitchen, bathroom, and place to sleep. Alleys provide excellent opportunities for ADU development with an access that is separate from the main house.
Financial Considerations

Maintaining or increasing the number of people per household unit, as well as number of households per lot in existing residential areas, reduces the cost for municipalities to extend utilities and services and preserves land. Municipalities gain additional tax revenue from accessory apartments, as a result of improvements to the existing housing stock, that increases the "full and fair cash value" of the properties. The financial impact on municipalities is also tempered by the fact that accessory units provide a housing option that enhances the moderately priced housing stock without requiring subsidies.

Local businesses benefit from accessory apartments as they provide moderately priced accommodations for employees within the community. Accessory apartments also provide affordable housing for public sector employees, social service professionals and service sector workers (such as day care workers, teachers, nurses, home health care aides and security guards), seniors and young families.

For More Information:

Massachusetts Smart Growth Toolkit: http://www.mass.gov/cod
Mass Housing Partnership (MHP): http://www.mhp.net
Mass Department of Housing Development (DECD): http://www.mass.gov/dhcd
Background on Subsidized Housing: http://www.mass.gov/dhcd/consumer/subhous.htm
AARP website: http://www.aarp.org
Older Americans Act website: http://www.ncoa.dhhs.gov

Accessory Dwelling Units (ADU)

Accessory dwelling units (also known as accessory apartments, guest apartments, in-law apartments, family apartments or secondary units) provide supplementary housing that can be integrated into existing single family neighborhoods to provide a low priced housing alternative with little or no negative impact on the character of the neighborhood.

A GUIDE TO BUILDING A BACKYARD COTTAGE
JUNE 2010

CITY OF SEATTLE
SEATTLE PLANNING COMMISSION www.seattle.gov/planningcommission
DEPARTMENT OF PLANNING AND DEVELOPMENT www.seattle.gov/dpd/backyardcottages
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T 415.861.8200 F 415.431.9695 WWW.PUBLICARCHITECTURE.ORG

peterson ARCHitects
Multi-Function Space Saving Opportunities
Using space for more than one function is necessary for living in small interior spaces. Double tasking spaces will require you to identify things that cannot move, such as fixtures, and things that can, such as furniture. Using circulation routes for overlapping functions is another strategy that can be exploited.

Circulation
The circulation planning should be kept simple as possible without redundant routes. In a small ADU, every circulation route should be “double tasked.” That means chairs can be pulled out from under tables, cabinets can be opened into them, and they can be temporarily used for activities like setting up an ironing board or an exercise mat.

Think carefully about where you locate doors. How do they line up? How much room does their swing take? Where is the door when it is open? Doors dictate circulation routes and access to sleeping, eating, and bathing areas. Maybe your ADU will not have any interior doors. Should it be an open floor plan?

Fixed Furnishings and Equipment
As in a boat, everything that is built-in
1. Privacy window
2. Paved walk
3. Existing driveway
4. Paved private garden
5. ADU identifier
6. Screen wall
7. Sawcut & remove existing driveway for planting area
8. Overhang at entry
9. Main house
ADU PROTOTYPES

- 1 ½ Story
- Single Story – (1) Alley; (2) with Alternative Materials; (3) Modular.
- Over Garage – New & Existing
- Garage Conversion
ACCESSIBILITY
GREEN BUILDING PRINCIPLES
City of Santa Cruz
ADU Program Success

ADU GROWTH

- 4th Quarter
- 3rd Quarter
- 2nd Quarter
- 1st Quarter

PRE-PROGRAM YEARS
2001 2002

YEAR
PRE-PROGRAM YEARS
2003 2004 2005 2006

# ADU BUILDING PERMITS
There’s More to do!

• Illegal Units: Incentives to permit units & bring up code.

• Ownership & Owner Rights: ADU ownership is possible under Tenancy in Common. Should there be more options?

• Tax Incentives: Allow for deferred property tax increase or create tax breaks for building an ADU?
Cars discuss new Granny Unit Ordinance

Housing for people but not for cars: so what's up with that?

I'm thinkin', so maybe my starter don't work so good tomorrow.