

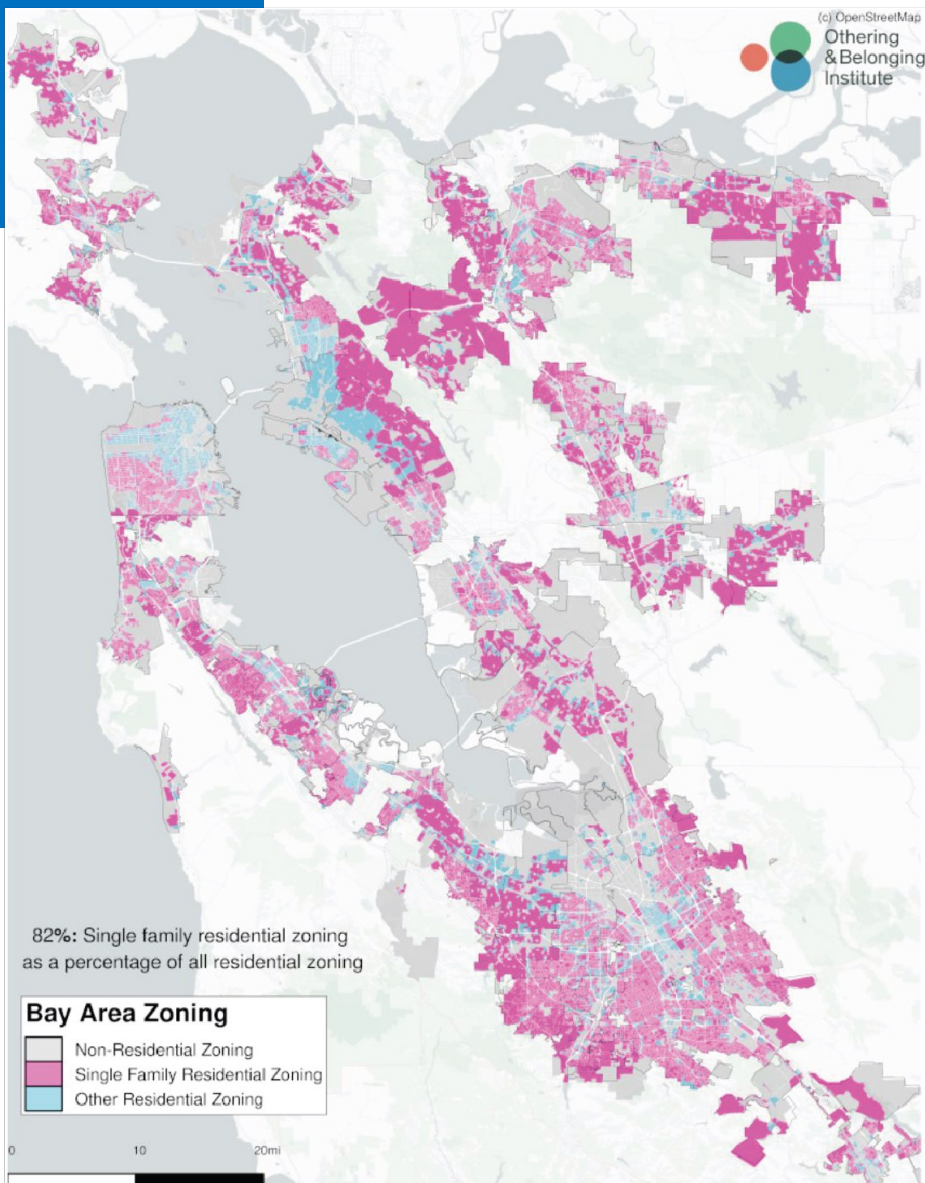


Small housing is key to promoting more sustainable, equitable, inclusive communities

California's "ADU Revolution"

Jonathan Fearn, Board Member, Casita Coalition

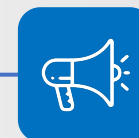
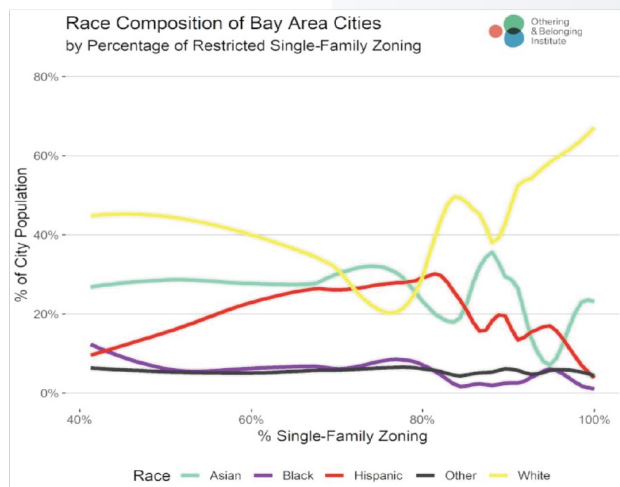
The vast majority of land in the Bay Area is limited to one unit per lot



Land is our most valuable resource, but one that we use most inefficiently by predominantly restricting it from allowing more housing.



82% of all residential zoning is designated as single-family zoning - meaning only one unit per lot is allowed.

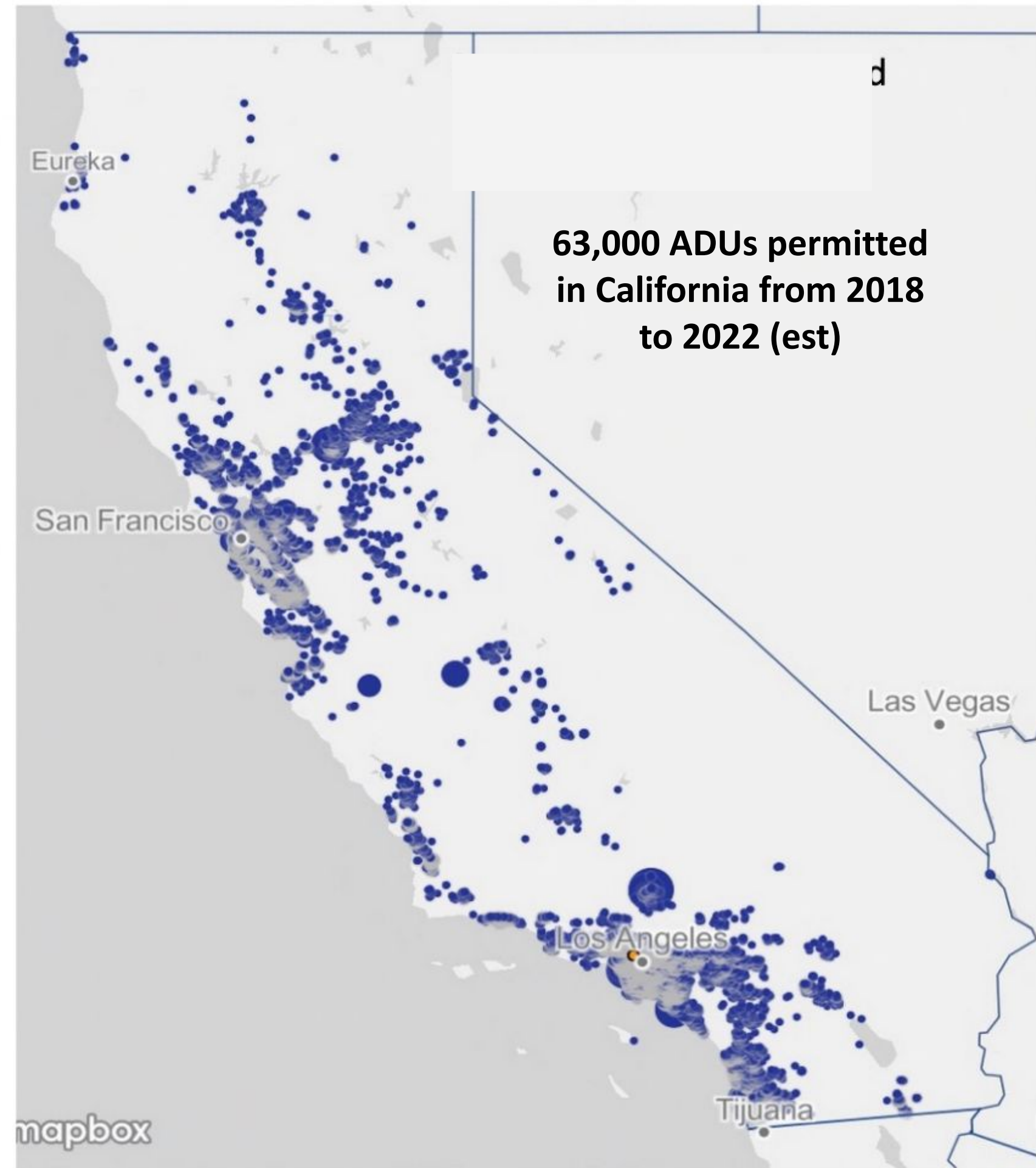


The higher the percentage of single family zoned land in a city is directly correlated to the diversity of its populace.

“ADU Revolution In Progress”

UCB Turner Center

- Uniform standards 450 cities, 58 counties
- ADUs in every part of State: urban, rural, wealthy and not
- 63,000 ADUs permitted statewide since 2018 (approx 20% of all housing) 38-40% in some of State's largest cities
- \$6 Billion industry—jobs & economic growth
- 73% approve of ADUs in their neighborhood (Zillow survey of 26 metros 2022)





What We Did– Change State Housing Law Incrementally

2016-2017

- ADUs by building permit only in existing structures, limit parking and fees
- HCD issued ADU Guidance and begins active monitoring

2017-2019

- No HOA prohibitions
- No requirement for owner occupancy
- No fees below 750 sqft
- 1 ADU, 1 JADU, more in Multi Family
- \$100MM F for ADU programs in Cal HFA

2021: SB 9 Duplex Lot Split Bill

2022: SB 897 and AB 2221 - Height increases; objective standards; permit timelines, unpermitted amnesty

Local Control?

Local control begins at home

- **No neighbor permission** - Families are blended, mended, extended; housing should reflect changing private needs without a neighbor's permission.
- **No lifestyle veto** - Family choices include # of kids, # cars, # dogs, who you love, who lives where.
- **No gov't privacy invasion** - Government stays out of your bedroom, and who cooks/ sleeps where.

State must allow ADUs so family homes can address family needs, lifecycle, lifestyles, privacy for private decisions, and more housing choices in every neighborhood.



Created huge support coalition

Opposed by small/league of cities, some counties

Supported by broad coalition:

Some Cities and Planning Advocates

Chambers of Commerce, Realtors, Employers

Environmentalists/infill advocates

Seniors

Non-profit builders and advocates

Unions (teachers, employees)

Equity & Environmental justice advocates

Governor

Many 1st time support for housing bill

Many 1st time support for same bill

FLOOR ALERT

SB 1069, Wieckowski,
Bloom Principal Co-Author
Atkins, Co-Author

SB1069 quickly helps homeowners ease the affordable housing crisis with no subsidy. Accessory Dwelling Units (ADUs) are the only affordable housing deliverable in a year, costing less than half of new homes, in existing communities consistent with SB 375, with zero subsidy.

SB 1069 removes barriers preventing homeowners from constructing ADUs. Action by the State is necessary to remove local barriers that exist despite 14 years of State law encouraging ADUs. The bill allows ADUs by building permit in existing structures. The bill restricts utility connection fees that can double the cost of building running by as high as \$10,000-75,000/unit.

Helps seniors age in place. SB 1069 helps the over 3.3 Million CA members of AARP who want an accessory dwelling so they can age in their homes and communities, retain independence, lower health care costs, and reduce institutional care that is straining the state.

UCB & UCLA document ADU benefits and need for State action. SB 1069 narrowly removes the most significant local barriers to ADUs; creates net fiscal benefits from increased property and sales taxes; improves enforceability of building codes and local laws; and reduces underutilization of existing housing-- ¾ of CA neighborhoods have more bedrooms than residents, contributing to State housing pressures.

Supported by Governor. The Governor's 2016-17 May Revision supported SB1069 as a policy that without public subsidy "increases the availability of accessory dwelling units with expanded ministerial approval, shortened permitting timelines, reduced duplicative fees, and relaxed parking requirements".

Endorsed by wide range of State leaders: environmental, housing, equity, poverty, senior and business advocates have united behind SB 1069 as a small step to immediately ease the housing crisis.

The Bill:

- Allows a local agency to require owner-occupancy and restrict short term rentals.
- Requires a local agency to ministerially approve an ADU within an existing structure that is safe and to code according to local officials without added parking or utility connections and fees.
- Utility fees when imposed must be proportionate to the size of the ADU.
- Sprinklers cannot be required unless required for the primary home.
- Relieves parking near transit, car share, in a historic/architecturally important district.



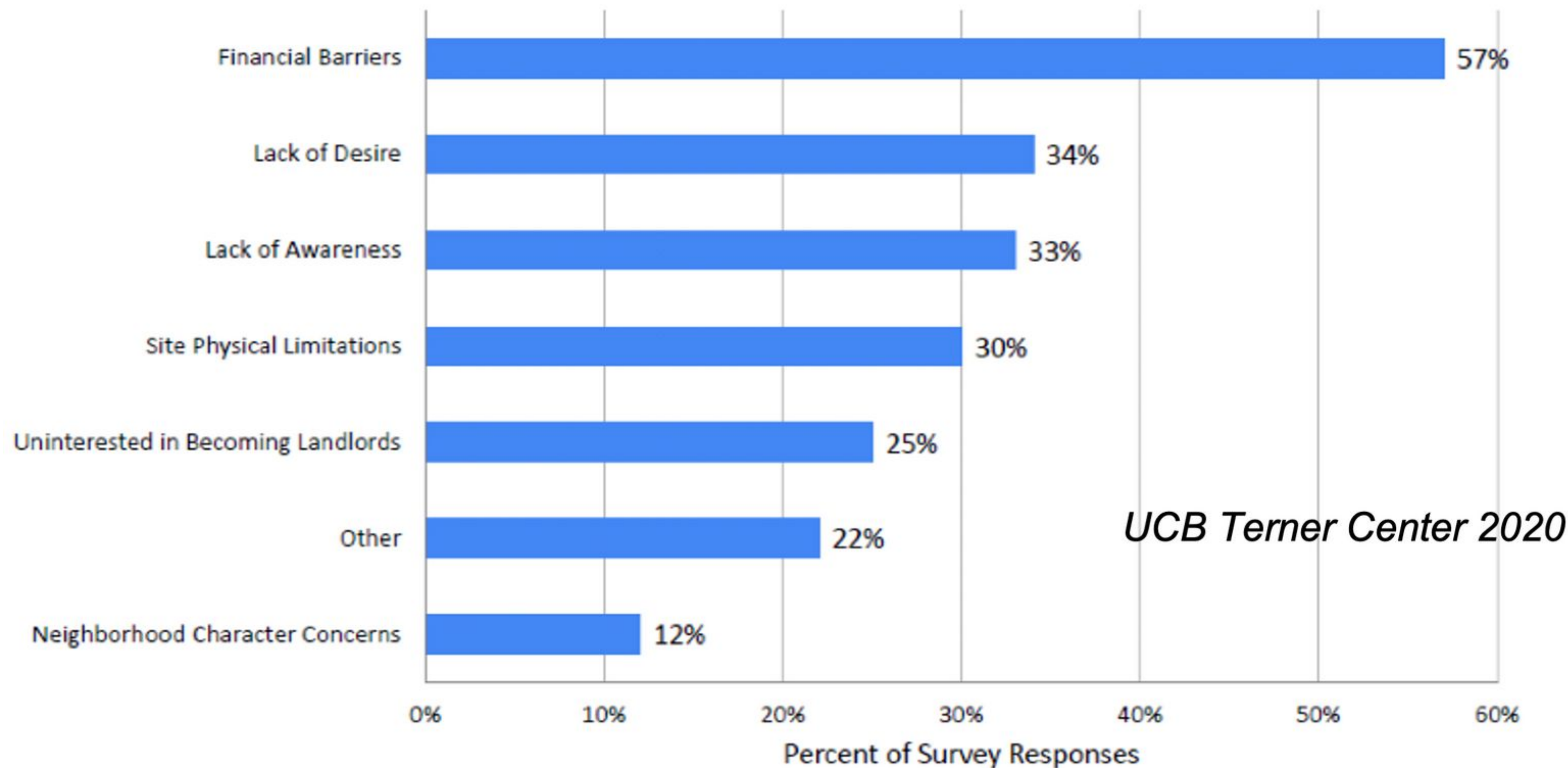


Statewide Law Created Statewide Innovation & Investment Explosion



But Zoning Only First Barrier.....

Common barriers to ADU development





Help Us Change the Future of Housing
JOIN THE COALITION: www.casitacoalition.org

First Annual National Convening Fall 2023

Thought leaders, professionals and public officials

