

Granny Flat Academy



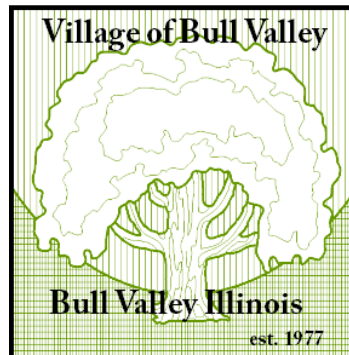
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Metropolitan
Mayors
Caucus

AARP[®]

Real Possibilities



Introductions



Granny Flat Academy



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Tonight's Agenda

What Is An ADU? How Can We Build Them?

Eli Spevak, Orange Splot LLC

What Are Some Local Examples of ADUs?

President Emily Berendt, Village of Bull Valley

Sue Powers, Resident, Village of Bull Valley

Kyle Smith, Metropolitan Mayors Caucus

How Can A Municipality Allow ADUs?

Patrick Day, Chicago Metropolitan Agency for Planning

Kristin Ihnchak, Chicago Metropolitan Agency for Planning

Maggie Jarr, Chicago Metropolitan Agency for Planning



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What Is An ADU? How Can We Build Them?

Petite, Discreet and Affordable Homes for Today's
Smaller Households



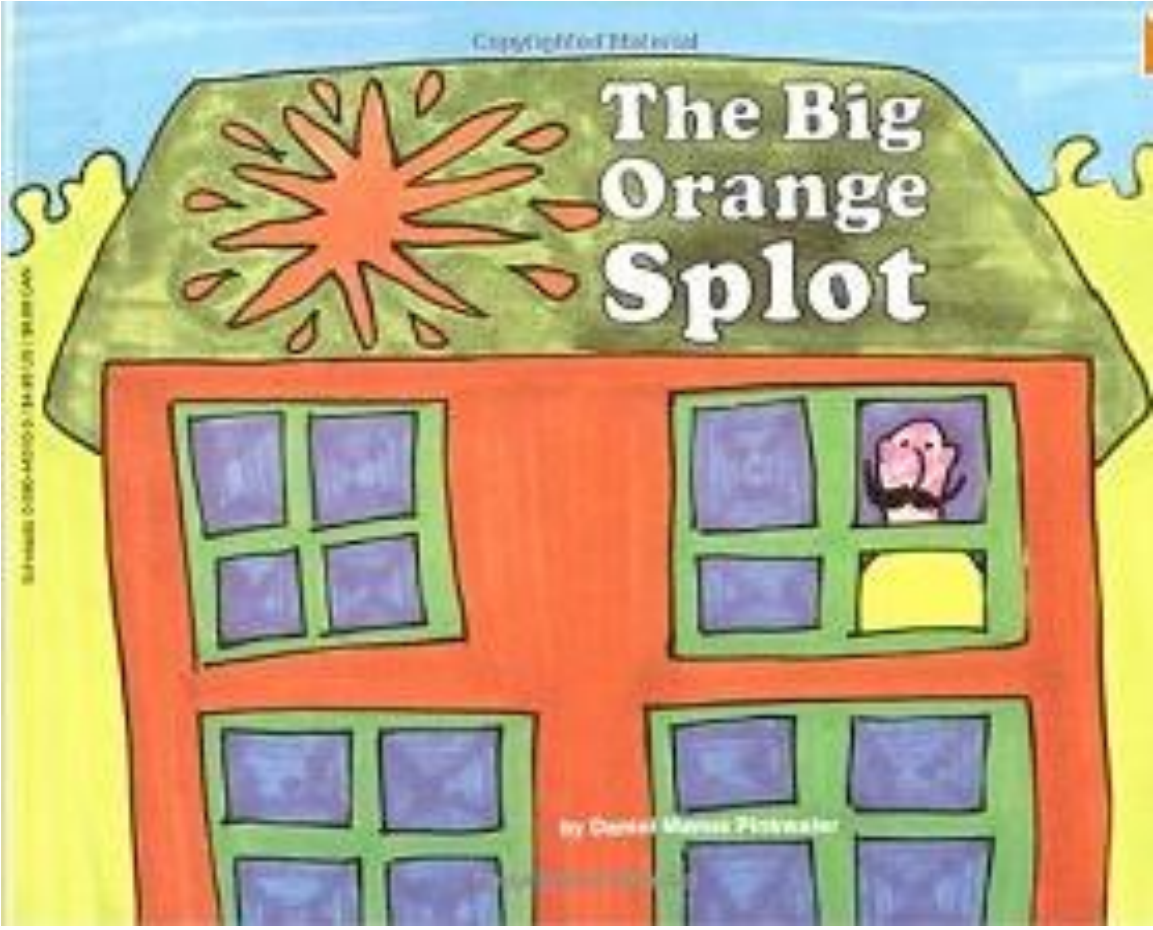
Eli Spevak
Orange Splot LLC



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Orange Splot LLC



Author, Illustrator and Inspiration: Daniel Pinkwater



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Accessory Dwelling Units

Great housing option. Terrible name.
(but there are plenty of other choices...)

Carriage House
Granny Flat
In-law Suite
Mother-in-law Flat
Sidekick
Laneway House
Backyard Cottage
Garden Suite
Secondary Dwelling Unit (SDU)
Tiny House
Basement Apartment
Next Gen
Grand Retreat
Ancillary Unit



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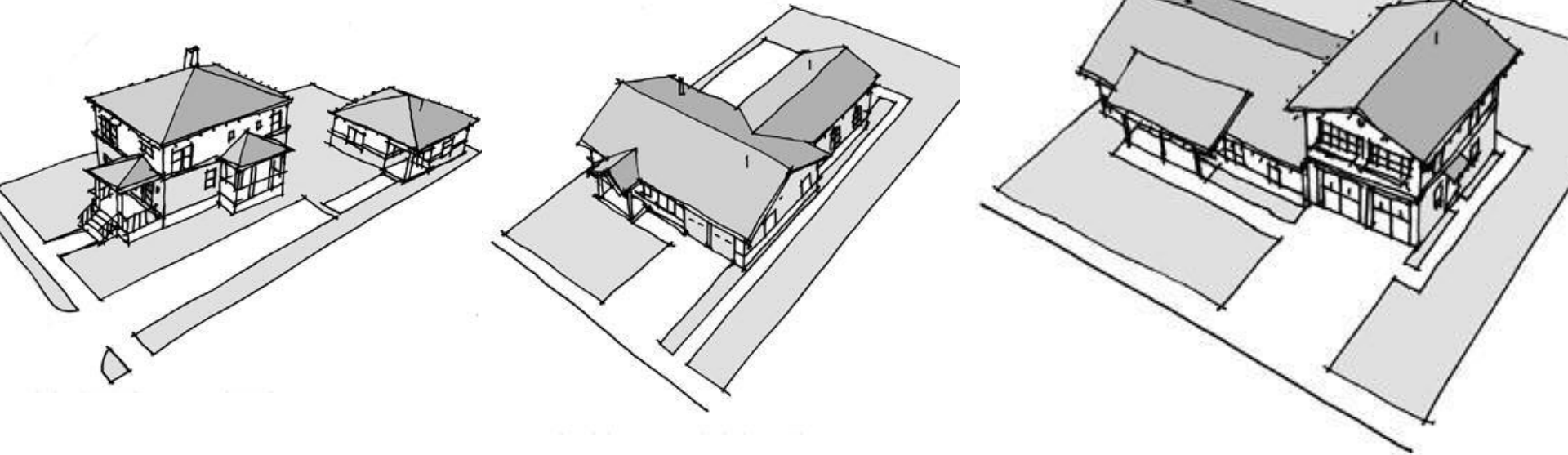


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What's an Accessory Dwelling Unit (ADU)?

An accessory dwelling unit (ADU) is a second dwelling unit on a single family residential lot.



ADU Types



Bruce and Carolyn Nelson's detached ADU



Martin Brown's garage conversion ADU



Granger House internal ADU



Derin & Andra Williams' basement ADU

ADU Types



Dan Gray's ADU (over garage)



Sabin Green detached ADU condo



Caleb & Tori Bruce's main house -> ADU

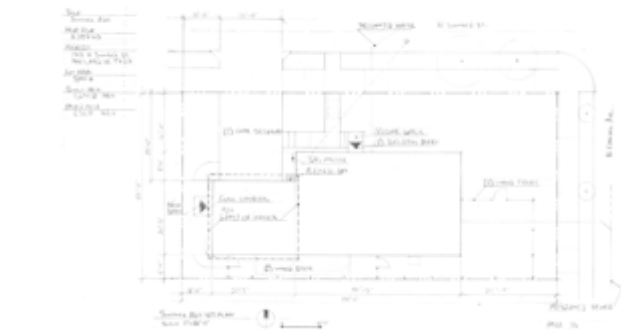
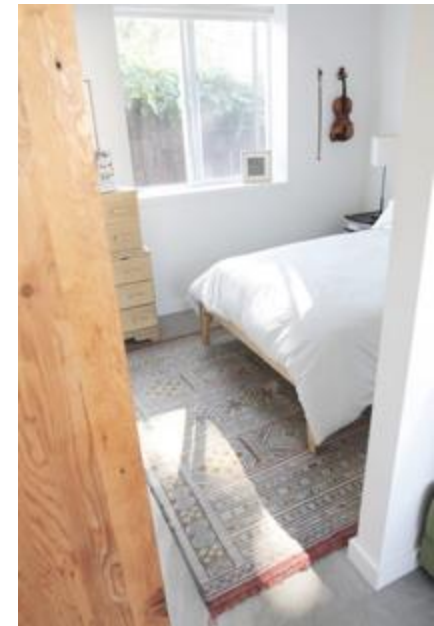


Front yard, basement ADUs at 123 Sesame Street



Cole ADU conversion of attached garage

(Naomi Cole, Asmund Tweto, Nick Weitzer Co.)

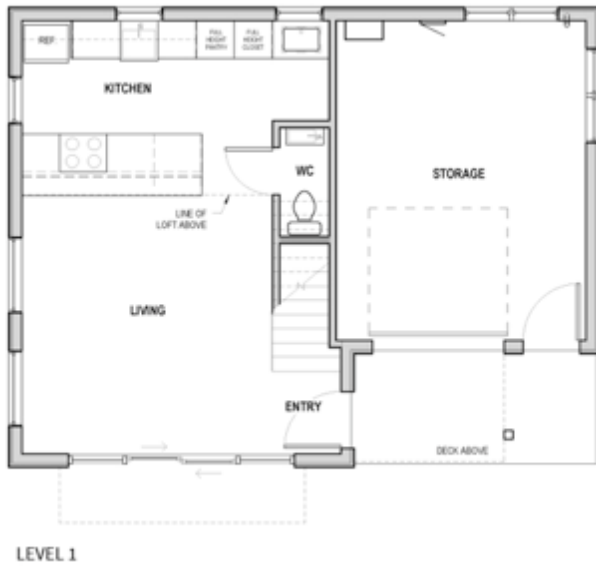


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Sang Park's detached ADU

(Polyphon Architects)



Not Quite the Same as ADUs, Part I: Detached Bedrooms



Mother-in-Law unit (Schuyler Smith)



Ruth's Cottages (Orange Splot LLC)



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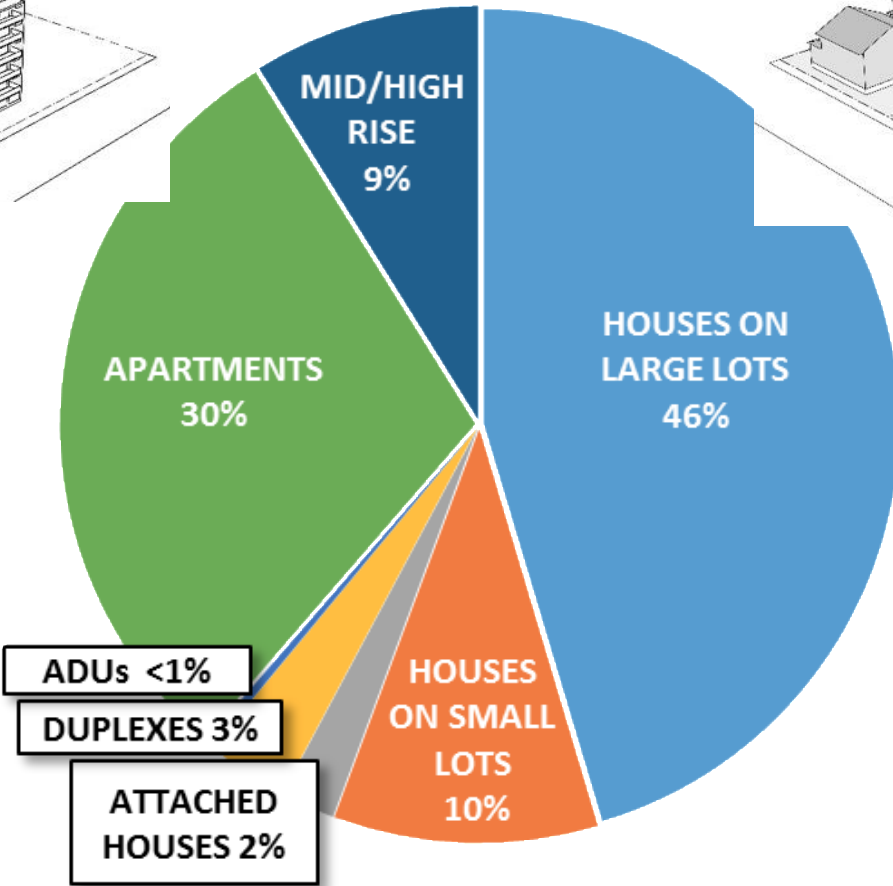
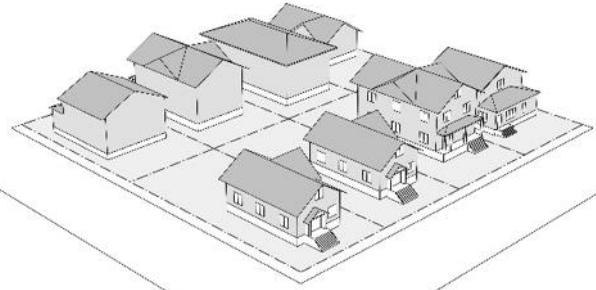
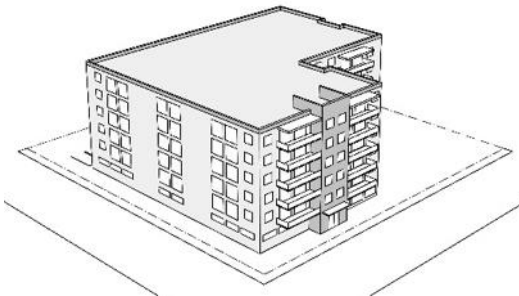


Why So Much Interest in ADUs?



Fonzie and Ritchie, from Wikipedia. The Fonz lived over the garage

1. Lack of Housing Choice



“Missing Middle” Housing Types

For Traditional, Walkable Neighborhoods



MissingMiddleHousing.com is powered by Opticos Design.
Illustration © 2015 Opticos Design, Inc.



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2. Familiarity & Acceptance (A Long-standing American Tradition)



Jefferson's house while Monticello was getting built (Lester Walker, *A Little House of My Own*)



Screen capture from *Terms of Endearment* (1983)



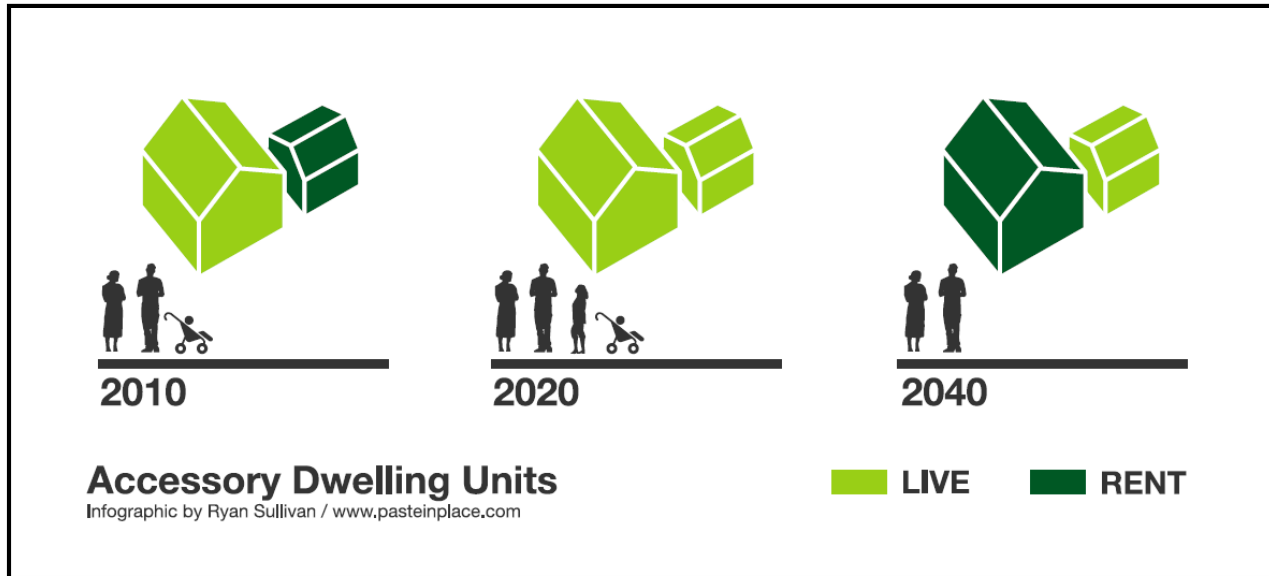
PHOTOGRAPH 3.
"Restored Alley Dwellings" in Brown's Court, S.E., 1970. Photograph by author.

James Borchert's "Alley Life in Washington, DC" - Brown's Court, S.E.



3. Adaptability: Flexible for All Stages of Life; Short & Long term Uses

17



Bruce and Carolyn Nelson's detached ADU



4. Multi-Generational Housing

Grandma Never Had It So Good

By SANDY KEENAN MAY 7, 2014



Sandra Keenan, NYT



Lenore Prato and Ken Finney built a small house behind their home so her parents, Arnold and Mildred, could be close by. "I like that we're setting an example for our kids," Ms. Prato said of their daughters, Lucia, 10, left, and Adeline, 12, right.

Laure Joliet for The New York Times

Laure Joliet, NYT



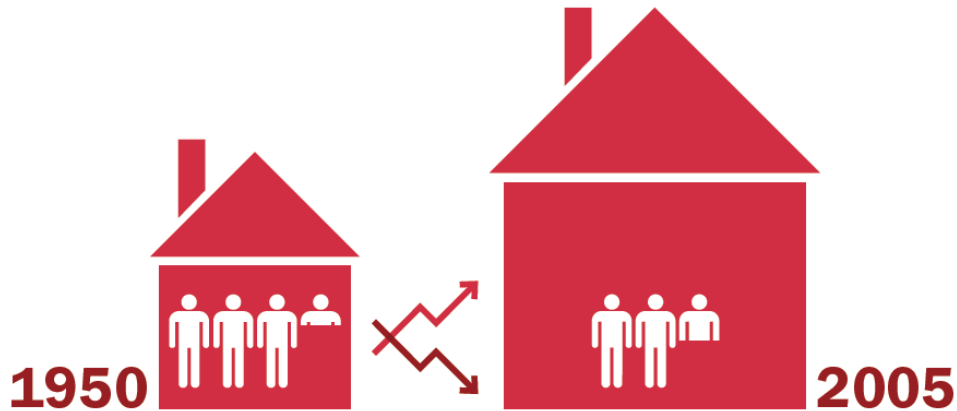
Lesa Dixon-Gray's mom Shirley (from Lina Menard's post in www.accessorydwellings.org)

“It’s a perfect situation for us. It’s like having three houses in one. We all eat together, but we also have our privacy when we want it.”

— Marie Clausman

Kavita Daswani, LA Times

5. Demographics: Smaller Homes for Smaller Households



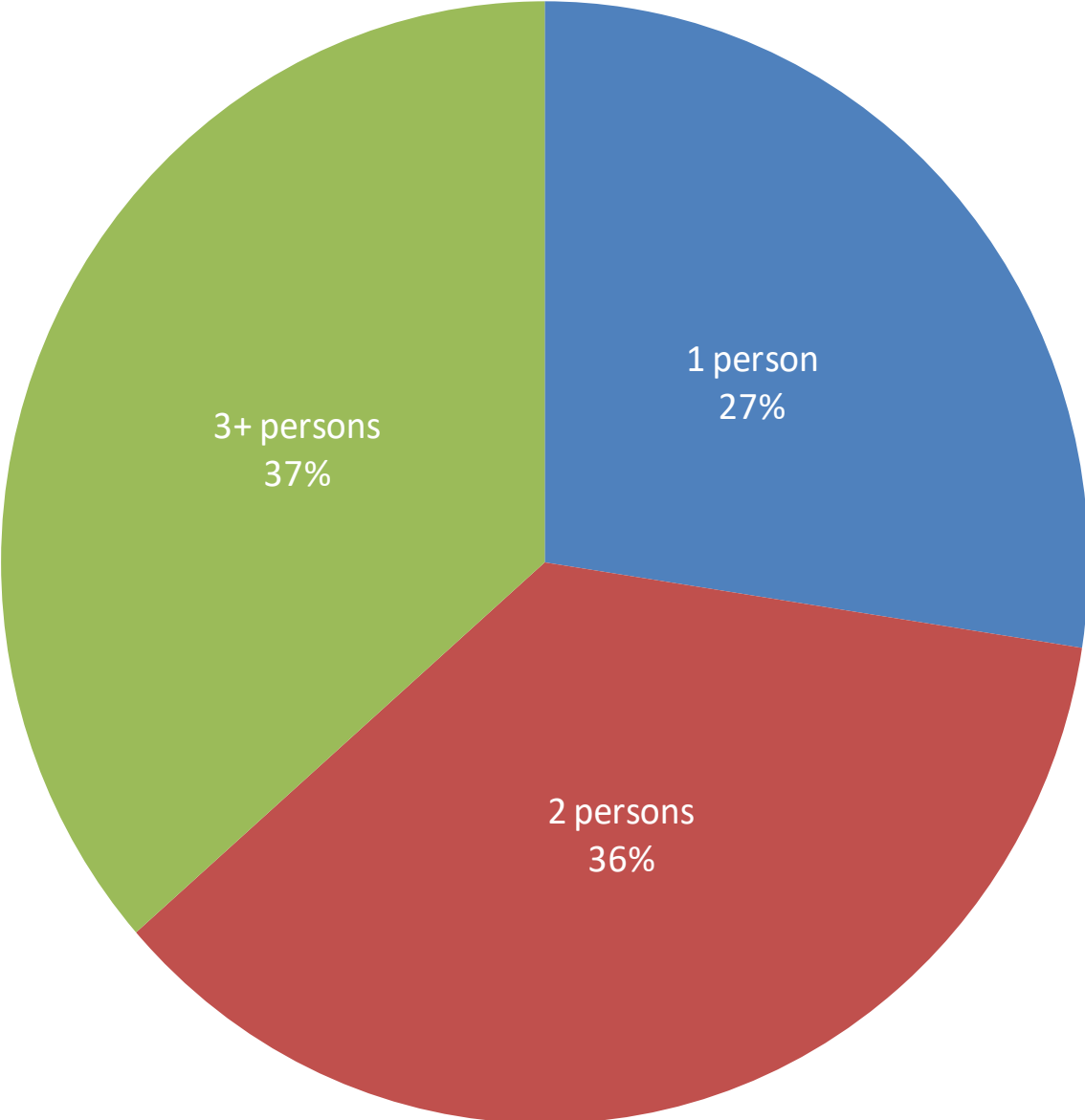
AVERAGE SIZE OF NEW SINGLE-FAMILY HOME AND AVERAGE PERSONS PER HOUSEHOLD IN 1950 AND 2005
 US CENSUS AND NATIONAL ASSOCIATION OF HOME BUILDERS

Source: City of Milwaukie and URBSWORKS



YEAR	HOME SIZE	FAMILY SIZE	SQ. FT. PER PERSON
1950	983	3.8	258.7
2008	2500	2.6	961.5

Share of Households by Size, 2010
State of Oregon

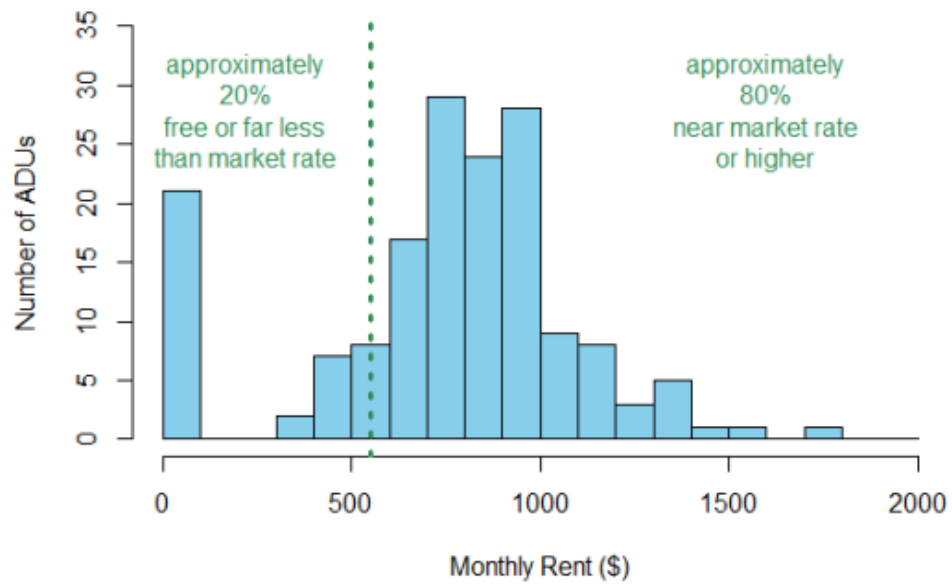


7. Affordability

For Residents

- 1. 13% of ADU occupants are charged \$0 in rent
- 2. 5% of ADU occupants are charged <\$500/month
- 3. Unlike professional property managers, many Mom & Pop landlords never get around to raising the rent

ADU rents in Portland, circa 2013



From Jordan Palmeri, Oregon DEQ

For Owners

- 4. Rental income from an ADU can help cover mortgage payments for younger homeowners and people on fixed incomes.
- 5. 48% of ADU owners are between 55 and 74 years old.



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A Few More Reasons to Support ADUs

8. Politically Palatable: Discreet Density & Disbursed Impact

9. Life Safety problems with illegal ADUs

10. Aging in Place without leaving the neighborhood

11. *Why shouldn't* I be allowed to do an ADU?



Derin & Andra Williams' basement ADU



Martin Brown's garage conversion ADU

Get Real About *Who* Actually Builds ADUs...

Amateur Homeowner Developers



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It's Not Easy: Obstacles to Overcome

1. Regulations, Fees, Discretionary processes
2. Climbing the learning curve (zoning, building codes)
3. ADUs aren't cheap
4. Limited financing options: Cash & HELOCs
5. Inefficiencies of scale: No scalable/production model (at least not yet)
6. Becoming a landlord isn't for everyone



It's Not Just The Regulations!

Title 33, Planning and Zoning
1/1/16

Chapter 33.205
Accessory Dwelling Units

33.205 Accessory Dwelling Units

205

Sections:

- 33.205.010 Purpose
- 33.205.020 Where These Regulations Apply
- 33.205.030 General Requirements
- 33.205.040 Development Standards
- 33.205.050 Density

33.205.010 Purpose

Accessory dwelling units are allowed in certain situations to:

- Create new housing units while respecting the look and scale of single-dwelling development;
- Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
- Allow more efficient use of existing housing stock and infrastructure;
- Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services; and
- Provide a broader range of accessible and more affordable housing.

33.205.020 Where These Regulations Apply

An accessory dwelling unit may be added to a house, attached house, or manufactured home in an R, C, or EX zone, except for attached houses in the R20 through R5 zones that were built using the regulations of 33.110.240.E, Duplexes and Attached Houses on Corners.

33.205.030 General Requirements

- A. Number of residents.** The total number of individuals that reside in both units may not exceed the number that is allowed for a household.
- B. Other uses.**
 1. Type B home occupation. An accessory dwelling unit is prohibited on a site with a Type B home occupation.
 2. Type A accessory short-term rental. An accessory dwelling unit is allowed on a site with a Type A accessory short-term rental.
 3. Type B accessory short-term rental. An accessory dwelling unit is allowed on a site with a Type B accessory short-term rental if the accessory dwelling unit meets the standards of Paragraph 33.815.040.B.1.



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Tours & Classes



BUILD SMALL, LIVE LARGE 

FRIDAY, SEPT 8TH
6PM-9PM
ADU WORKSHOP
GETTING STARTED
WITH PERMITTING,
FINANCING, & DESIGN
PRESENTED BY KOL PETERSON

SATURDAY, SEPT 9TH
10AM-4PM
SELF-GUIDED
ADU TOUR
NORTHEAST PDX
4PM-8PM
FREE PARTY
AT CARAVAN
THE TINY HOUSE HOTEL
• MUSIC • BEER • S'MORES •
OPEN TINY HOUSES ON WHEELS
\$10 ADMISSION FOR PUBLIC

SUNDAY, SEPT 10TH
10AM-4PM
SELF-GUIDED
ADU TOUR
SOUTHEAST PDX

**PORTLAND'S
ACCESSORY
DWELLING
UNIT TOUR**
SEPT 9TH - 10TH, 2017

**EARLY BIRD TICKETS
UNTIL AUG 19TH**

FRIDAY WORKSHOP	1 DAY TOUR	2 DAY TOUR	ALL INCLUSIVE WEEKEND PASS
\$25	\$25	\$50	\$75

FRIDAY WORKSHOP	1 DAY TOUR	2 DAY TOUR	ALL INCLUSIVE WEEKEND PASS
\$30	\$30	\$60	\$90

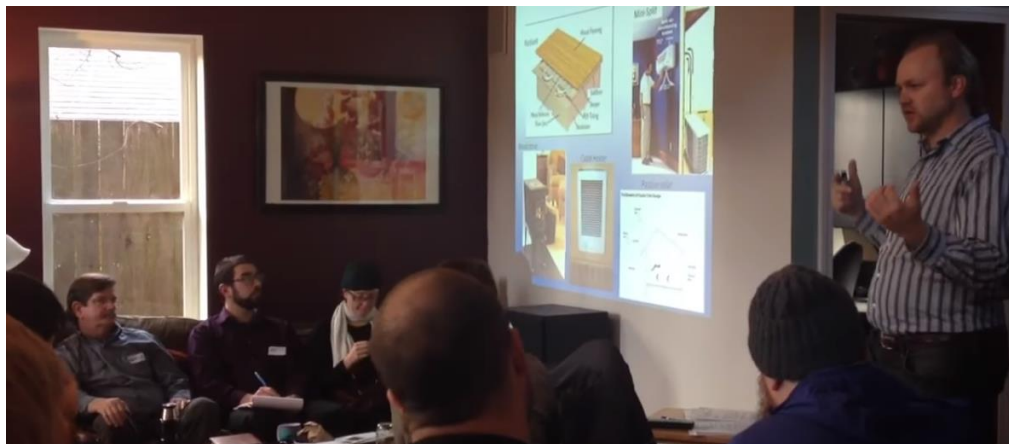
REGULAR ADMISSION

**REGISTER AT:
ACCESSORYDWELLINGS.ORG**

BROUGHT TO YOU BY: 

IN PARTNERSHIP WITH:    

Division of Planning and Sustainability
Portland, Oregon Metropolitan Government
City of Portland, Oregon



Political Advocacy



Accessory Dwellings

A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, in-law units...



Home

What are ADUs?

See real ADUs

Build your own

What are the rules?

Research & Policy

Events

Contribute

Copyright & permissions

About us



Preview of Some of the ADUs Featured on the Fall, 2015 ADU Tour



The Death of Detached ADUs in Portland and What To Do About It

eg. SDC waiver, Zoning Code updates, Property taxation



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Local Media

Get inside 24 rentable granny flats: Portland's Accessory Dwelling Unit Tour (photos)

Updated on August 29, 2017 at 7:52 AM, Posted on August 28, 2017 at 5:04 AM



Gallery: Get inside 24 rentable granny flats

11     528 shares

By [Janet Eastman](#), jeastman@oregonian.com
The Oregonian/OregonLive



'Granny Pods' Help Keep Portland Affordable

5:00

August 15, 2017 · 4:52 AM ET
Heard on Morning Edition

+ Queue

Download

Embed

AMELIA TEMPLETON



Portland's new housing stock is tilting to Accessory Dwelling Units

Steve Law Thursday, March 02, 2017

1 Comment

Permit numbers for ADUS close in on those for single-family homes

Portland's new housing stock is getting miniaturized, with builders planning nearly as many accessory dwelling units as regular single-family houses.

Newly released data show the city issued 615 building permits for new accessory dwelling units or ADUs in 2016, approaching the 867 permits issued for regular houses.

Once a tiny niche in the market, ADUs — also called granny flats or mother-in-law apartments — now are poised to surpass regular home construction in the city. Data from the Bureau of Planning and Sustainability and Bureau of Development Services shows ADUs are growing in popularity each year, while the number of new regular houses seems to have plateaued.

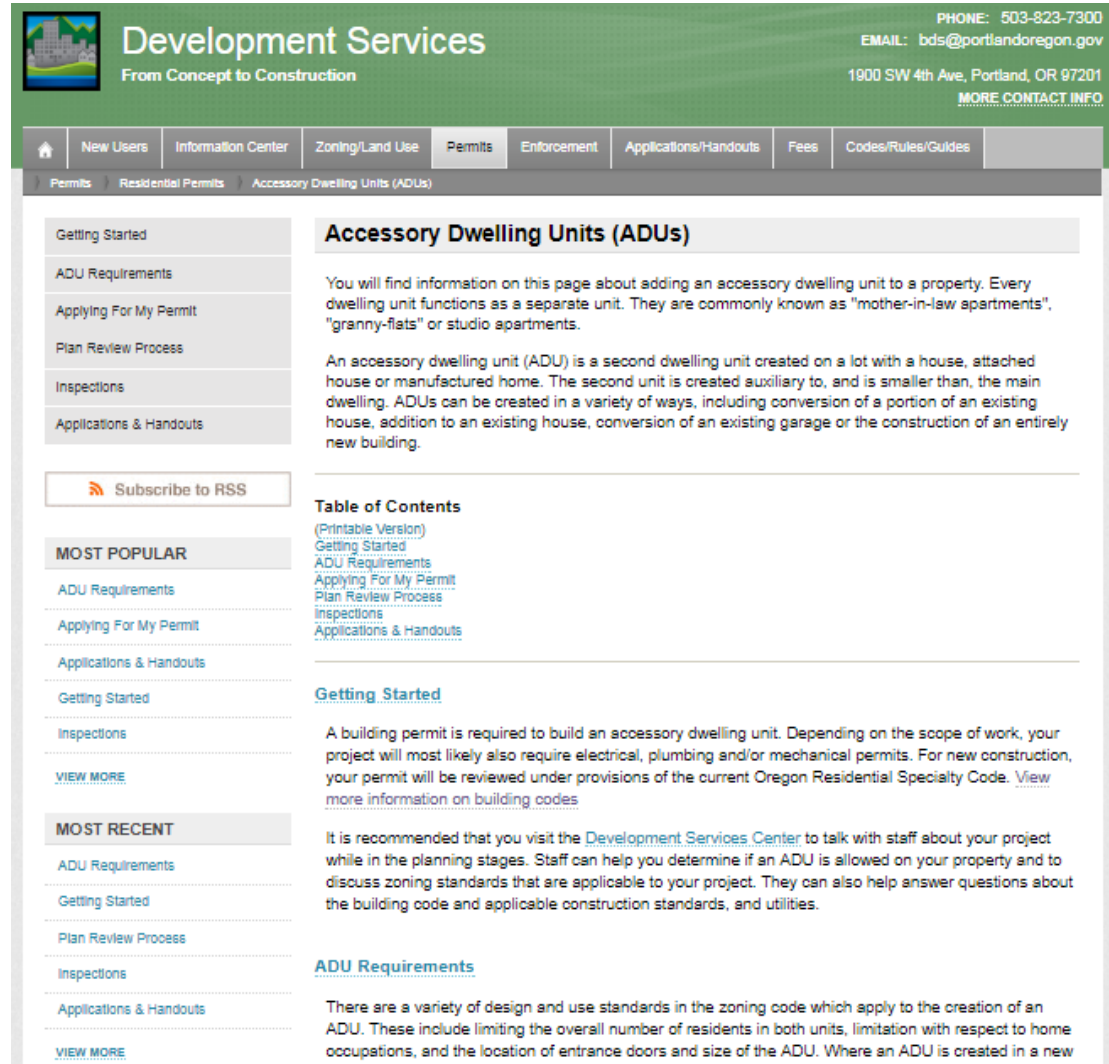
In contrast, a decade ago, the city issued 30 times as many permits for single-family houses as ADUs.



PHOTO BY JEFFREY FREEMAN, COURTESY OF ACCESSORYDWELLINGSTRATEGIES.COM - This new Accessory Dwelling Unit in Portland was built to replace the garage. Most ADUs are not very visible from the street.

Basic Web Communication From the City

- Program Guide
- Zoning codes
- Building codes
- Fees
- Utilities
- Permit sets



The screenshot shows the 'Development Services' website. The header includes the city logo, the title 'Development Services From Concept to Construction', and contact information: PHONE: 503-823-7300, EMAIL: bds@portlandoregon.gov, and 1900 SW 4th Ave, Portland, OR 97201. A navigation menu contains links for Home, New Users, Information Center, Zoning/Land Use, Permits, Enforcement, Applications/Handouts, Fees, and Codes/Rules/Guides. Below the menu, there are sub-links for Permits, Residential Permits, and Accessory Dwelling Units (ADUs). The main content area is titled 'Accessory Dwelling Units (ADUs)' and contains an introductory paragraph, a 'Table of Contents' with links to various sections, and a 'Getting Started' section. The left sidebar features a 'Subscribe to RSS' button and two sections: 'MOST POPULAR' and 'MOST RECENT', each listing several key topics like 'ADU Requirements' and 'Getting Started'.



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AccessoryDwellings.org



Accessory Dwellings

A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, in-law units...

National ADU Summit
November 3-5, 2017
Register Now! 

- Home
- What are ADUs?
- See real ADUs
- Build your own
- What are the rules?
- ADU Professionals
- Research & Policy
- Events
- Contribute
- Copyright & permissions
- About us

Natalie & Justin Strom's ADU: Two Bathrooms & An Attic



Information

This entry was posted on December 9, 2016 by linamenard in [600-799 SF](#), [Case Study](#), [Detached](#), [New Construction](#), [Projects](#) and tagged [Carrie McIntyre](#), [Justin Strom](#), [Natalie Stom](#), [Oreste Construction](#), [two bathrooms](#).

Shortlink

<http://wp.me/p1R4v3-2yq>

Navigation

[Previous post](#)

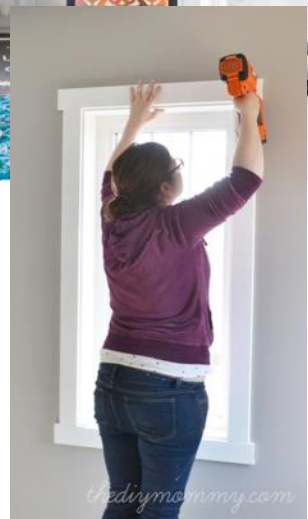
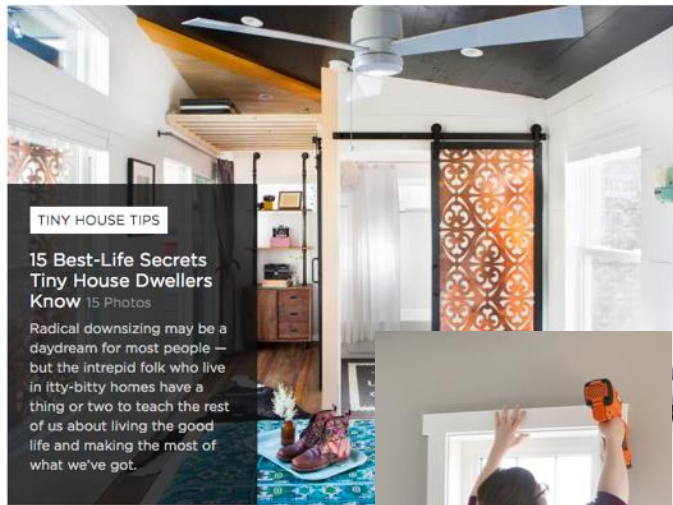
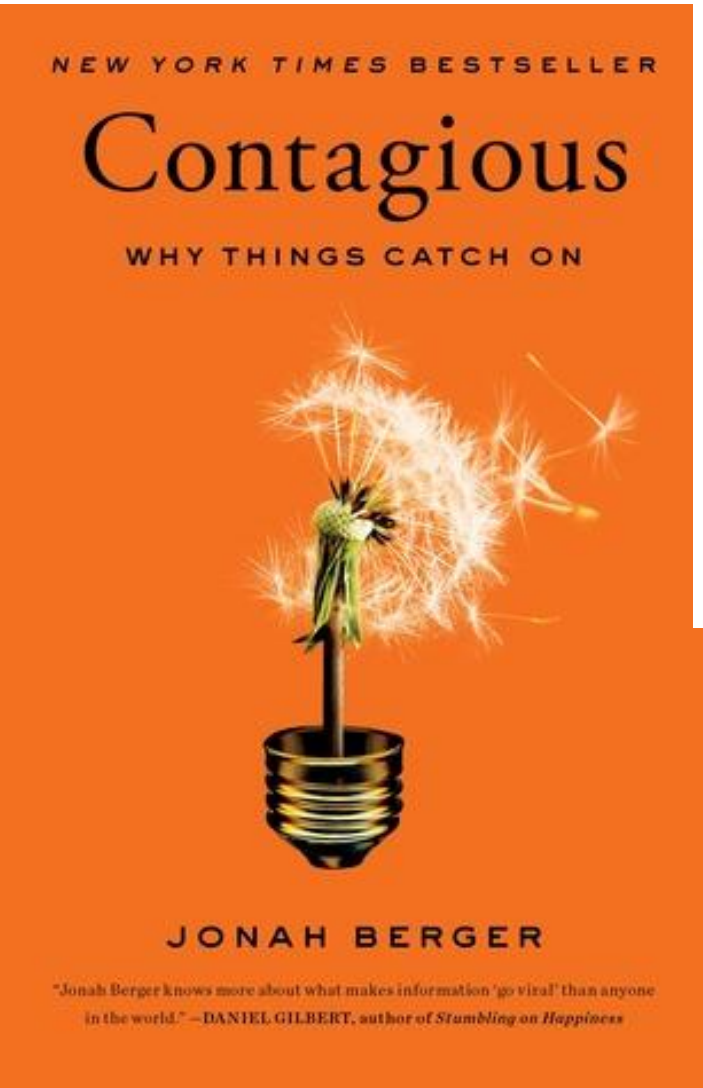
Next  [Customize](#)  [Ed](#)

Search this site
files.wordpress.com/2016/12/strom-adu.jpg

Includes:

- Case studies
- Videos
- Tour info
- Zoning code
- Appraisal guide
- Financing guide
- Research

Importance of Buzz (Especially for Homeowners)



But Regulations DO Matter

Title 33, Planning and Zoning
1/1/16

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What If We Legalize ADUs?



Many cities have allowed ADUs, but in very restrictive ways



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HOT Topics!

Short Term Rentals

Owner Occupancy

Traffic & Parking

Fitting In: Size, Type & Design Compatibility

Pre-existing / Illegal ADUs

Approval Process

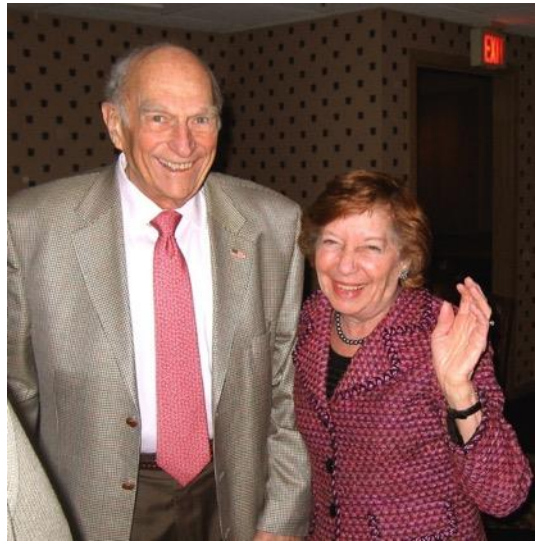


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Choices for Our Older Residents

A growing number of older adults are looking to downsize because they don't want or can't afford a large home.



Should we create smaller housing options where they can age in their own community? Care for grandkids? Live near their caregivers?

Choices for Our Younger Residents

Will each of our neighborhoods have places where teachers can afford to live? For first time homebuyers?



For people moving out of their parent's home? For new families?



“How To” For ADUs: Questions?



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What Are Some Local Examples of ADUs?

President Emily Berendt, Village of Bull Valley
Sue Powers, Resident, Village of Bull Valley
Kyle Smith, Metropolitan Mayors Caucus



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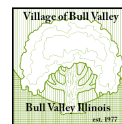
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Bull Valley



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Bull Valley: President Emily Berendt



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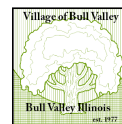
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Bull Valley: Homeowner Sue Powers



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Demonstration ADU: Outside



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Demonstration ADU: Inside



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Demonstration ADU: Completed Finishes



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Park Forest



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Park Forest Planned Unit Development

- Village sought to complete redevelopment of former Goldblatt's
- Developer proposed single family homes with attached ADUs
- Village agreed to allow 5 ADUs
 - Deed restriction requires owner occupancy
 - Parking requirements met in shared garage
- Village allowed ADUs citywide in Unified Development Ordinance



Park Forest Planned Unit Development



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Glenview



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ADUs in the Glen

- Village served as master developer for the Glen, a former naval station
- One new neighborhood included ADUs
- Homeowner must occupy one unit, but the other may be rented
- Village has not encountered any issues with the rental units

ADUs in the Glen



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Local Examples of ADUs: Questions?



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How Can A Municipality Allow ADUs?

Local Regulations for Accessory Dwelling Units

Kristin Ihnchak, Chicago Metropolitan Agency for Planning
Patrick Day, Chicago Metropolitan Agency for Planning
Maggie Jarr, Chicago Metropolitan Agency for Planning



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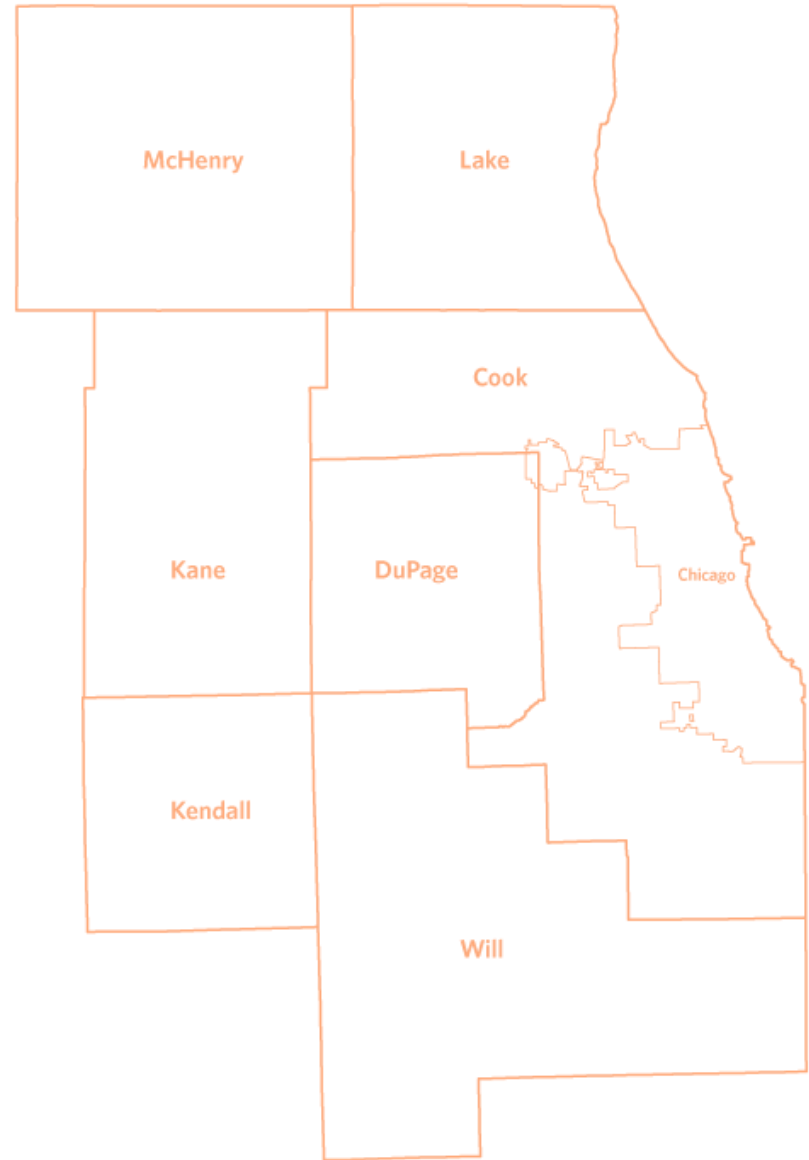


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What is CMAP?

- Regional planning agency est. in 2005
- Serves 7 counties, 284 municipalities, 8.5 million residents
- Directs resources to communities pursuing planning work that helps to implement the regional plan



ON TO 2050: A regional plan to achieve prosperity together

Reflects communities' priorities

Five recommendation areas, guided by three overarching principles: Inclusive Growth, Resilience, Prioritized Investment



Village of Park Forest

Population: 21,831 (2016)

Recently Adopted Plans:

- Growing Green: Park Forest Sustainability Plan (2012)
- Homes for a Changing Region Report (2012)
- Bicycle & Pedestrian Plan (2014)



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Village of Park Forest Unified Development Ordinance

Use Standards	
Location	Permitted as part of the existing principal structure (i.e. attic, basement, attached garage)
Number	1 ADU permitted per single-family dwelling unit
Size	May not exceed 40% of GFA of the principal structure, or 800 SF, whichever is less
Occupancy	Property owner must maintain permanent residence in either the principal structure or ADU
Off-Street Parking	
Parking Requirement	1 per dwelling unit

Adopted: 12/11/2017

Village of South Elgin

Population: 22,274 (2016)

Recently Adopted Plans:

- BRT Feasibility Study (2010)
- Watershed Plan (2011)
- 2030 Comprehensive Plan (2012)
- Bicycle & Pedestrian Plan (2014)



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Village of South Elgin

Use Standards	
Location	Permitted as part of the existing principal structure (i.e. attic, basement, attached garage); Permitted as part of accessory structure in the rear yard only
Number	1 ADU permitted per principal dwelling unit on a lot
Size	May not exceed 900 SF
Design	Shall be designed to be clearly secondary to the principal dwelling unit; For ADUs located in an accessory structure, exterior materials must be compatible with the primary dwelling unit
Off-Street Parking	
Parking Requirement	1 per dwelling unit

Adopted: 10/1/2018



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Municipal Regulations for ADUs: Questions?



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Thank You!

Your Granny Flat Presenters:

National Examples

Eli Spevak
Orange Splot LLC
elispevak@gmail.com

Local Examples

President Emily Berendt
Village of Bull Valley
berendt.president.bv@gmail.com

Local Ordinances

Patrick Day
CMAP
pday@cmap.Illinois.gov

Kyle Smith
Metropolitan Mayors Caucus
ksmith@mayorscaucus.org

Kristin Ihnchak
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