Agenda

• Welcome & Introductions
• Why Second Units?
• How Building Small Paid Out Large for Portland
• Policy Framework for Building Second Units
• Tools for Demystifying the Development of Second Units
• Wrap Up
Purposes of Convening

• Provide information

• Obtain feedback
What’s in your Folder?

• Agenda for the session
• Printouts of Powerpoints
• Bios of presenters
• Home for All Brochure
• Feedback/evaluation Form
• Other materials
Introductions

• Who is in the room?

• Who is at your table?
Why Second Units?
A community collaborative addressing the housing challenge in San Mateo County by promoting the preservation and production of all types of housing through sharing information, promoting innovation and convening the community.
The Jobs/Housing Gap
Since 2011,

- Median home price has doubled
- Rent for a 2 bedroom apartment has increased 55%
Over 210,000 Inbound Commuters Every Work Day
2017 Business Poll: 40% may leave the Bay Area in the next few years
Closing the Gap

Jobs: Housing Gap Trend

- 2014: 26
- 2015: 19
- 2016: 16
Second Units, aka:

- Granny Flat
- Backyard Cottage
- Accessory Dwelling Unit (ADU)
- In-Law Unit
- Garage Unit
What Are Second Units?

- Share a lot with a single family home
- May be inside home, attached or stand-alone
- Must have a kitchen, bathroom and sleeping area
Over 75% of land is dedicated open space or agricultural land

Over 66% of homes are single family dwellings
Second Unit Potential

Single Family Homes + Large Lots = Second Unit Sites
How Building Small Paid Out Large for Portland, Oregon
Table Discussion

• What opportunity that second units provide are you most excited about?

• What did you hear in the presentation that is most relevant for your community?
10 Minute Stretch Break
Policy Framework for Building Second Units
Accessory Dwelling Units

Benefits

- Environmentally friendly
- Lower cost
- Invisible density
- Added income to homeowners
ADU’s Help Households

- Family needs change
- Flexibility allows families to adapt
- Car ownership changing with technology

Occupancy of secondary unit: Survey results

- Family and friends: 25%
- Stranger: 38%
- Home office or studio: 16%
- The homeowner: 21%

Source: Karen Chapple, Yes in My Backyard
Market potential = 31% of single family owners want ADU’s

Vancouver allows ADU’s with building permits:
500 units/year
35% of single family homes
Market Potential in Neighborhoods

Share of Single-family Houses with ADUs

- 35% in Vancouver, BC
- 1% in Seattle, WA
- 1% in Portland, OR
Why have we not built more?

Zoning and Permitting Barriers:
- Lot size
- Setbacks
- Parking
- Process/fees

Source: Karen Chapple, Yes in My Backyard

Reducing Parking Requirement
El Cerrito

Current Zoning
Reduced Parking

350 attached (15% of SFR)
or 270 detached (12% of SFR)
1,450 attached (55% of SFR)
or 1,125 detached (45% of SFR)
What have we done?

1. Passed SB 1069
   - Declare ADU’s an accessory use
   - Allow ADUs by building permit
   - Without Parking
   - New utility hookups
   - Sprinklers

Is this a home office? a studio? a home?

Source: Karen Chapple, Yes in My Backyard
What remains to be done?  
SB 831 (Wieckwoski) 2018

Fees for a 750 sf Second Unit in Novato

<table>
<thead>
<tr>
<th>Permit or Fee Type</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Planning Permit</td>
<td>747</td>
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<tr>
<td>Building Permit</td>
<td>2,163</td>
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<tr>
<td>Development Impact Fee</td>
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<tr>
<td>Fire Protection District Fee</td>
<td>729</td>
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<tr>
<td>School District Developer Impact Fee</td>
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<tr>
<td>Sewer Service / Connection</td>
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<tr>
<td>Water Connection</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$31,645</strong></td>
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Source: Rachel Ginis, Lilypad Homes
Tools for Demystifying Development of Second Units
Table Discussion

• *How can you see these tools being used?*

• *Are there other tools that would help you support and promote Second Units?*
What’s Next?

• Today
  – City Planners meeting with Kol Peterson

• Next few weeks
  – Your feedback on the tools
  – Posting the calculator and work book online

• Next three to six months
  – Second unit marketing plan and activities
Supervisor Don Horsley