



Accessory Dwelling Unit Code Amendment

Stakeholder Meeting

December 16, 2020, 10:00am

Virtual Meeting via Teams

Meeting Notes

- I. Introductions
- II. Background and Goals of Code Amendment
- III. Role of Stakeholder Group
- IV. Approach and Timeline
- V. Related Initiatives
 - a. Affordable Housing Summit – Jim Murphy
5 sessions covering missing middle housing, affordable housing, financing, etc. Will send out a save the date in the next few days.
 - b. Vitalyst grant proposal – Sharayah Jimenez
Focused on community engagement and outreach; make sure ADUs are furthering the goals of affordable housing - small and local growth
 - c. CAPLA research – Jonathan Bean
Design studio to develop net zero ADUs to enter in solar decathlon. How to optimize standard construction and look at how structures could generate energy to share with the existing building on the lot or with the community.
- VI. Next Steps

Issues brought up by the group for consideration:

- Short Term Rentals and are they allowed
- Accessibility for older folks – second floor will not be ideal
- Does an ADU exist with a renter in the other structure?
- Alley access
- Technical assistance – pre-approved ADU designs, simplification of the approval process, and financing

- Draft Transformation Plan for Choice recommends a Community Design Center, funded by the COT, that provides technical assistance and permit drawings for income-qualified homeowners
- There are programs that provide housing rehab and build the ADU using a single financing product with the ADU rent making debit service allowing aging in place for the homeowner

Case studies shared/recommended for review:

- Statewide requirements in California
- ADU ally in San Jose - <https://www.sanjoseca.gov/home/showdocument?id=39036>
- City of Denver - Habitat for Humanity Metro Denver is building ADUs with much success
- Portland now allows attached and detached ADUs - may also be allowing for more than one
- Fayetteville, Arkansas - stealth duplex (ordinance attached)