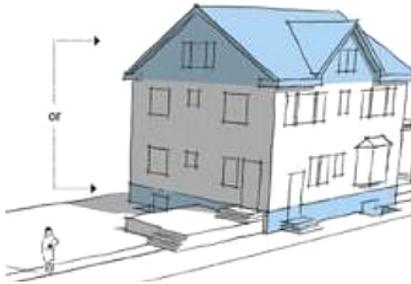


ACCESSORY DWELLING UNITS

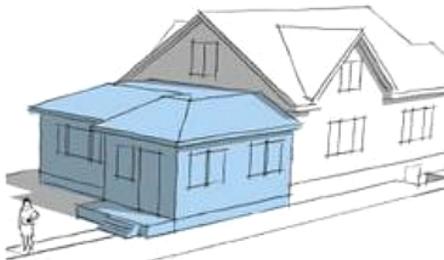
WHAT COULD ADUS LOOK LIKE IN YOUR NEIGHBORHOOD?

➔ Attached - attic or basement



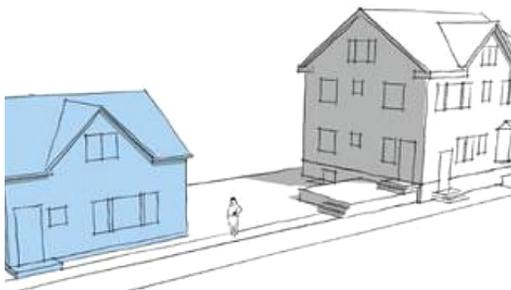
A second, smaller unit would be built into the existing home.

➔ Attached - addition



A second, smaller unit can be built as an addition.

➔ Detached - accessory building



An accessory structure such as a garage or carriage house can be converted into a second unit.



Photo by radworld (creative commons)

ACCESSORY DWELLING UNITS

An Accessory Dwelling Unit (ADU), is a second, smaller dwelling unit either developed within an existing single family house (such as a basement, attic, or addition) or as part of an accessory structure (such as a converted garage or carriage house). They are often referred to as granny flats or mother-in-law suites.

Currently, the City of Ann Arbor Zoning Ordinance allows for these units to be developed in the primary residence through a special exception process, with additional requirements that the occupant be related by blood, marriage or adoption, and not pay any rent. This has resulted in only 2 permits issued in more than 10 years.

Ann Arbor City Council has charged the Ann Arbor Planning Commission to review and recommend changes to the current Accessory Apartment section of the zoning ordinance that would remove some of the existing barriers for homeowners to create new ADUs. ADUs are considered one tool to provide more affordable housing in Ann Arbor.

EXAMPLES & TRENDS FROM OTHER COMMUNITIES

→ Portland, OR & Boulder, CO

Both communities have recently surveyed ADU owners and found that 20-25% of ADUs are used by close friends or family, with minimal or no rent collected.

→ Santa Cruz, CA

One of the most robust programs supporting ADU development for affordable housing, Santa Cruz averages about 23 constructed ADUs a year, and has worked with a local credit union to provide mortgages for homeowners to provide ADUs as affordable units to households at 50, 60 and 80% of the Area Median Income (AMI).

→ Trends

Recent ordinance changes in other communities have resulted in removal of a series of restrictions. Several have removed special exception requirements (Montgomery, MD, Seattle, WA), increase in maximum unit size (Asheville, NC, Austin, TX) and Portland, OR waived fees of up to \$11,000 to help promote utilization of ADUs

→ New ADUs per year

- Boulder, CO - 7/year
- Santa Cruz, CA - 23/year
- Traverse City, MI - 10/year (max)
- Portland, OR - 200/year

WHY ADUS?

Accessory Dwelling Units (ADUs) are often included as one element of a larger affordable housing strategy.

ADUs would provide a new housing prototype that could impact affordability in two ways:

- 1- For a potential renter, the small unit size usually results in a lower rents
- 2- For the owner, affordability can be achieved through the provision of rental income, in particular for those on fixed incomes.

POSSIBLE CHANGES

Owners who add an accessory dwelling unit will be required to live in the primary or accessory dwelling unit, and could rent the second unit to non-family members

ADUS could be built as part of the existing home (basement, attic, addition, or mix), with a separate entrance, or as a detached accessory structure such as a converted garage or carriage house

A deed restriction could be required prior to occupancy to guarantee the owner-occupied requirement and ensure that a secondary unit cannot be sold separately

The size of the ADU would be limited to a maximum of 600-800 square feet

The districts where ADUs are allowed would remain the same: R1A, R1B, R1C, R1D, R1E and R2A

Each parcel would be allowed only one ADU

A maximum of two people could reside in the ADU

An additional parking space could be required for the ADU unless the property is within 1/4 mile of a bus stop.

