



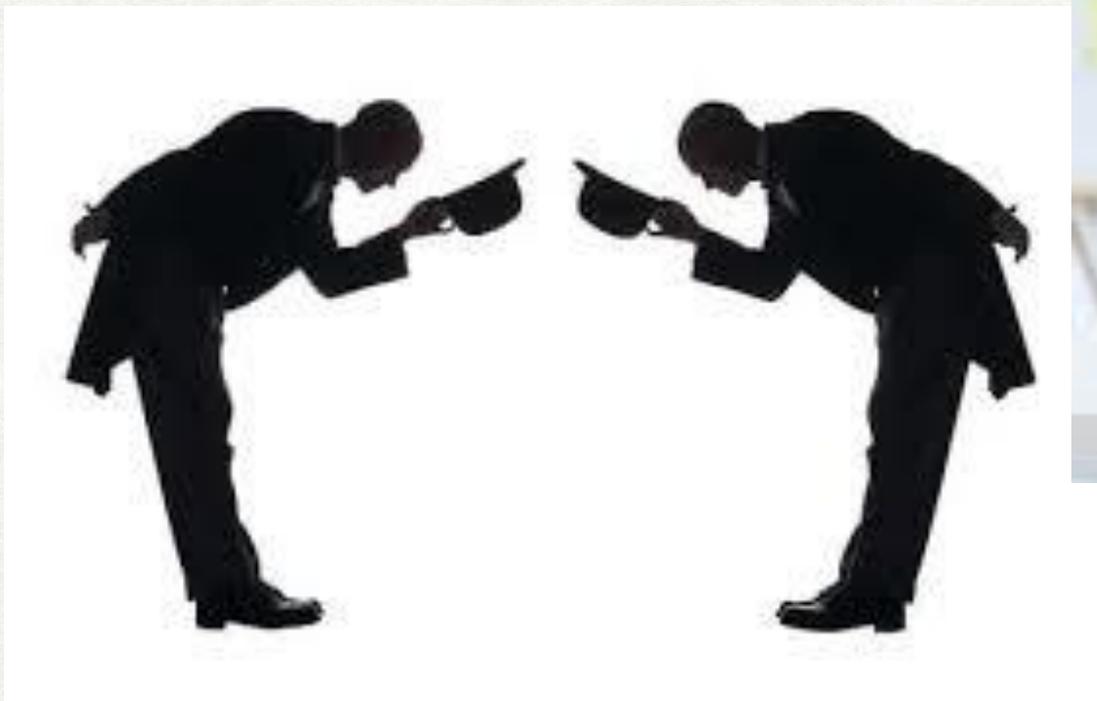
ACCESSORY DWELLING UNITS WORKSHOP





WELCOME

Briefly introduce yourself-only your name and if you wish share what organization or church you are part of ...





UPDATE ON USE OF TECHNOLOGY

- Use of chat, for questions and connections
- Recording Permission
- If you plan to moving around during workshop, turn off your video
- Mute unless you have something urgent, and during Q & A

Megan—other details?

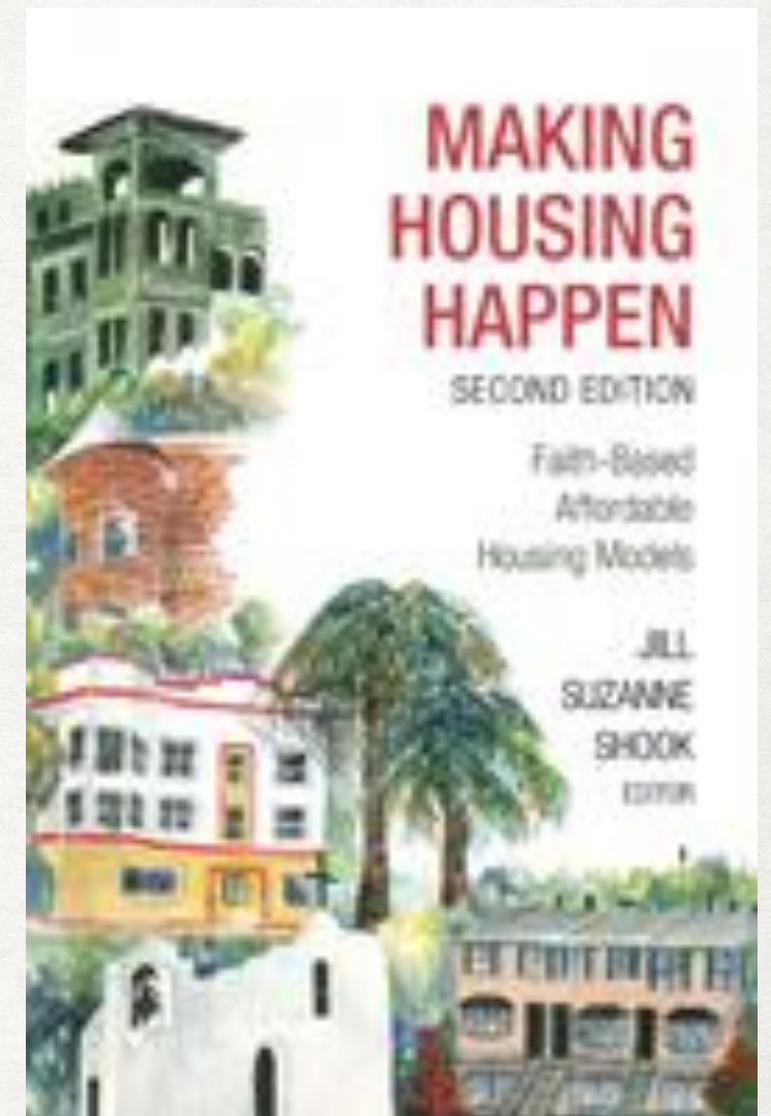




AGENDA FOR ADU WORKSHOP

FACILITATOR-DR. JILL SHOOK

1. (5 min) What are ADUs and their benefits?
2. (9 min) Who we are and our history with ADUs
3. (2 min) A biblical example
4. (6 min) What we are doing and how to make ADUs more affordable, Pastor Len Tang
5. (6 min) Making ADUs affordable:
Grant Power with Habitat for Humanity(6 min)
6. (14 Min) New State Policies
7. (3 min) Resources
8. (20 min) Q & A





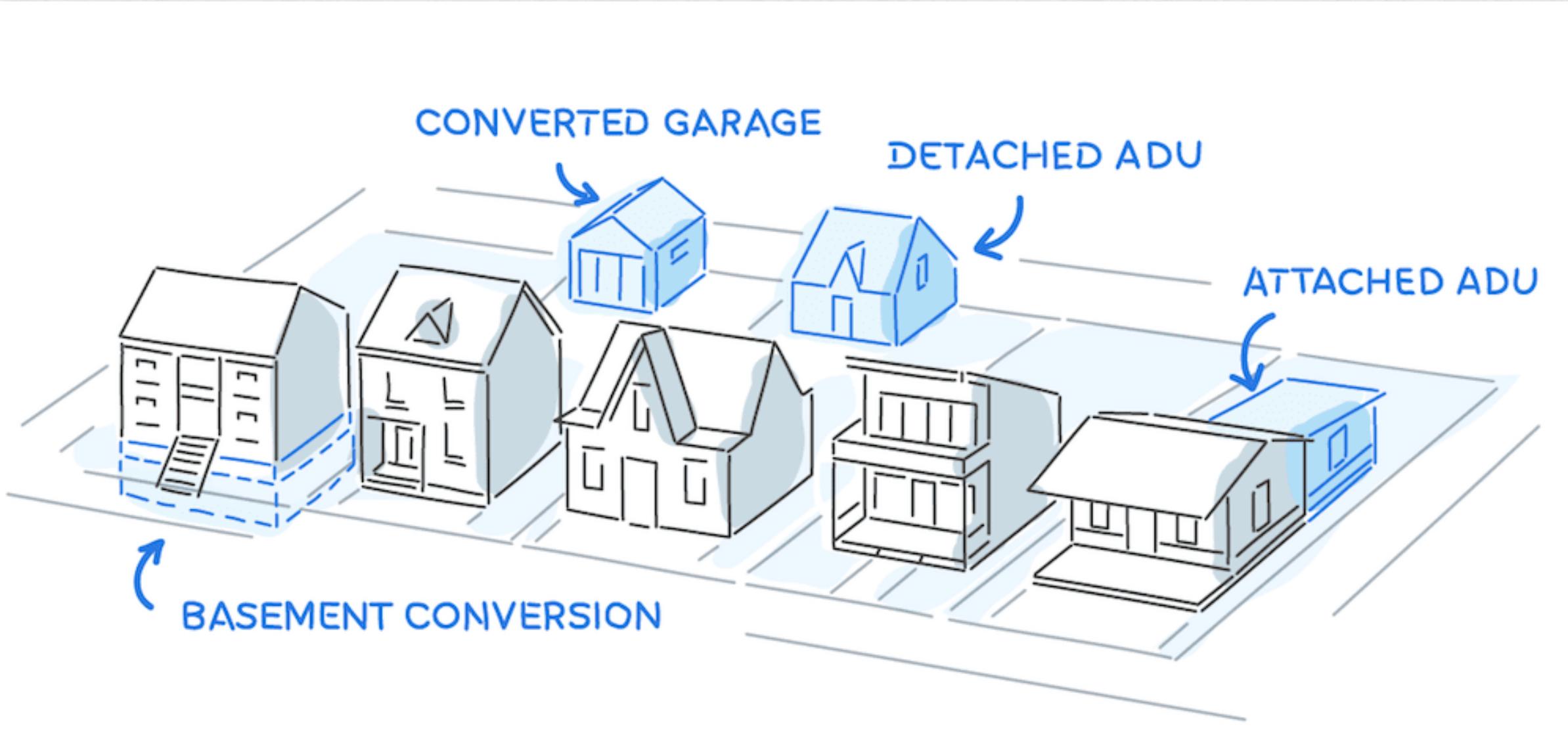
WHAT IS AN ADU? (5 MIN)

- Also known as a granny flat, in-law unit, tiny home, etc.
- A second dwelling on a property including a kitchen and bathroom and separate entrance from primary home
- Junior ADUs must be entirely within the footprint of the primary home with its own exterior entrance and must include a kitchenette, but can have a shared bathroom
- Cannot be sold separately (there is one exception to this with a nonprofit that can purchase the ADU,





TYPES OF ADU'S





ADU BENEFITS

- Increase affordable housing supply through “gentle infill” can now count toward RHNA
- House relatives and keep families together and builds community
- Make passive income
- Move in yourself and rent out the main house, age in place, downsize
- Provides taxes to the city
- Provides safety
- Local contractors
- Helps the environment-better use of land
- **What are some of your reasons? Please type in chat.**





WHO WE ARE (9 MIN)

MAKING HOUSING AND COMMUNITY HAPPEN

The Greater Pasadena Affordable Housing Group

- 20 years doing housing Justice
- Nonprofit since October 2018
- Faith rooted
- Successes: Advocated for Housing Department, TPO, HE and more

Has monthly larger meeting and small subcommittees:

- Homeless housing - 134 PSH approved within 12 months
- Safe Parking – a team meeting of a year and with two sites being planned
- Church Land – 15 churches at various stages of building affordable housing on church land
- N Fair Oaks – Community Development -
- Liaison membership, Leadership Development - 18 churches
- ADU – Longest committee since 2003
- See our website: www.makinghousinghappen.com



OUR HISTORY WITH ADUS

MAKING HOUSING AND COMMUNITY HAPPEN

2003 –AB 1688 – ADUs permitted in all of CA, but, local jurisdictions could craft a local ordinance.

- Formed a small team, 6 months of research, crafted our reasonable proposal including benefits of Second Units (5,000 sf for attached, 10,000 sf detached)
- Spoke at the Planning Commission – African American Pastor, Neighborhood Assoc. President, Rabbi, Muslim Realtor, Bahai leader -- big success
- 21 pastors at the City Council until after midnight – huge failure
- Since 2003, 2-car garage, 15,000 sf., unseen from street, 500 feet from other ADUs, only 20/year allowed

Over the years attended many City sponsored workshops to change this onerous policy to no avail, possible lawsuit

2016 a strong team began to work with State lawmakers, and local leaders, created a comparative analysis with Fuller Seminary intern, Chase Andre see: <https://makinghousinghappen.net/?s=comparative+analysis&submit=Search>

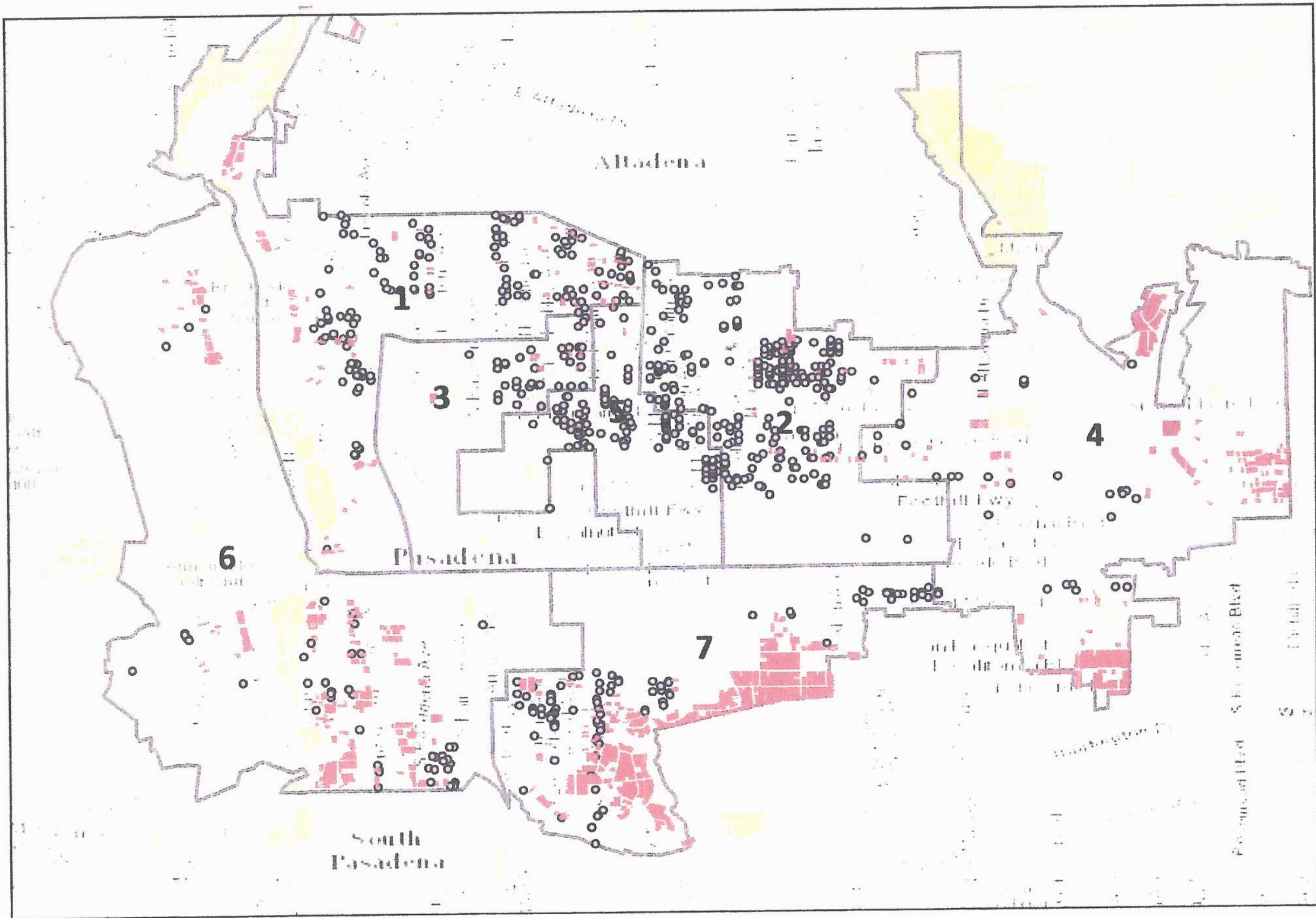
2017 Finally stronger polices passed

2018 a team continued to work with State lawmakers to help pass more reasonable laws

2019 formed to address the challenges that still remain to build ADUs

(invite you to join if in Pasadena area!)

2020 new policy that “look away local control” or better said, provided local control for homeowners



Existing 2nd Units in the City of Pasadena

- Existing 2nd Units
- Properties that Qualify for New 2nd Units under Current City Ordinance
- Council Districts

Sources: City of Pasadena, County of Los Angeles Tax Assessor, Google Maps, Chase Andre





ADUS IN THE BIBLE?? (3 MIN)

2 KINGS 4:8-37

- Elisha and the Shunammite Woman

⁸ One day Elisha went on to Shunem, where a wealthy woman lived, who urged him to eat some food. So whenever he passed that way, he would turn in there to eat food. ⁹ And she said to her husband, “Behold now, I know that this is a holy man of God who is continually passing our way. ¹⁰ Let us make a small room on the roof with walls and put there for him a bed, a table, a chair, and a lamp, so that whenever he comes to us, he can go in there.”





WHAT ARE WE DOING NOW? ADU COMMITTEE OVERVIEW (6 MIN)



Pastor Len Tang—Missio Church Pasadena, Racial Justice

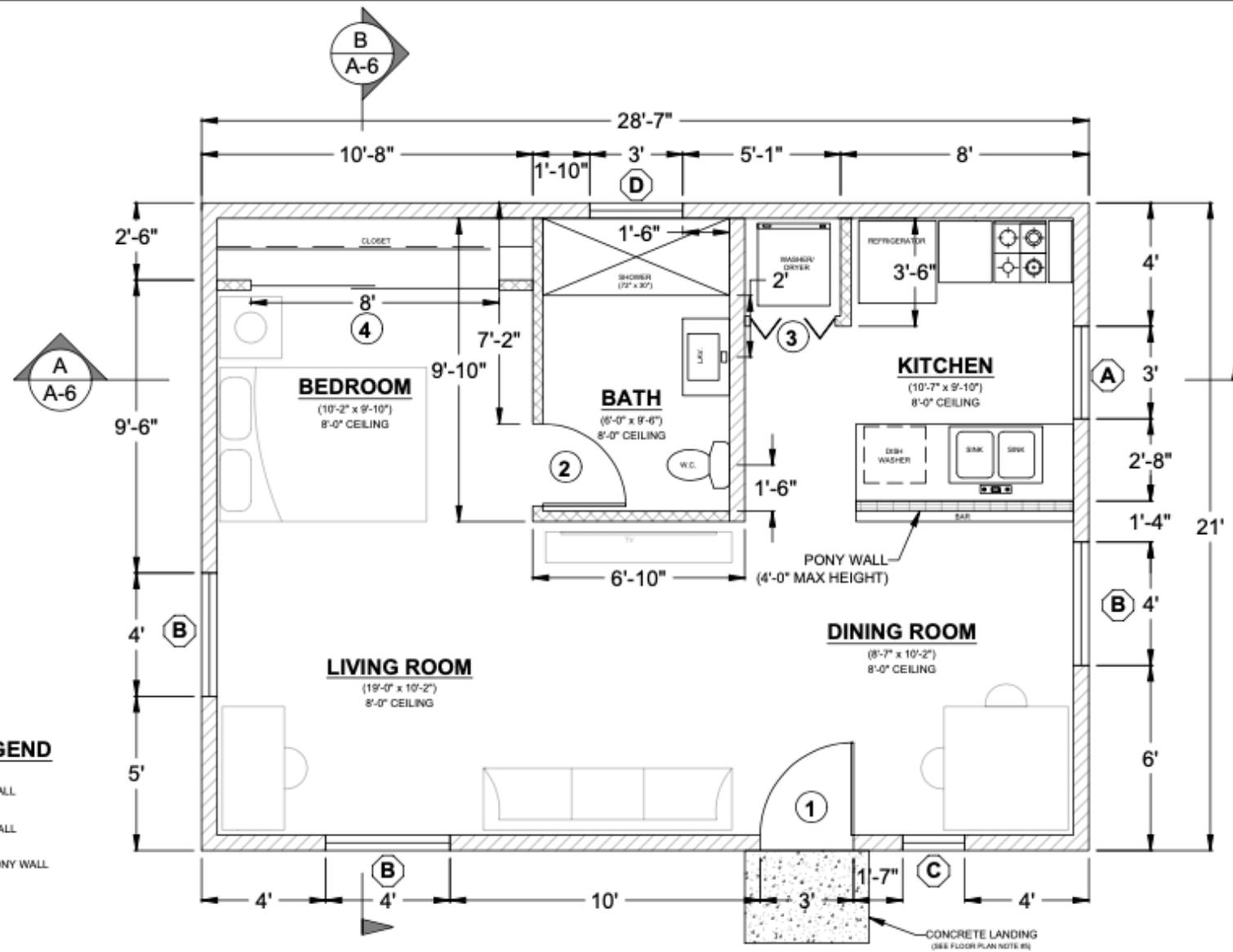
- Mission: To expand affordable housing in Pasadena by driving down the cost and complexity for homeowners to design, build, and finance an ADU.
- Vision: To catalyze homeowners to build 500 affordable ADUs by 2025, specifically for lower income groups such as transitional youth and seniors.
- Values:
 - affordability - reducing costs through partnerships and economies of scale
 - diversity - preserving a community that is ethnically and socio-economically diverse (Disproportionate impact on people of color)
 - sustainability - caring for the environment through net zero ADUs



CREATING AFFORDABLE ADU'S

- Lower the overall cost of ADUs
 - Free or low cost downloadable ADU designs (e.g. SLO design)
 - Pre-approved plans to reduce Planning Dept time and cost
- Incentivize homeowners to rent ADUs to lower income residents
 - Expedite building permits and inspections
 - Provide volunteer labor and/or sweat equity
 - Provide wraparound services as needed
- Stretch goal: a non-profit one-stop shop for those renting to lower income residents
 - Provide a guide to walk you through the process
 - Provide lower cost loans

SAN DIEGO COUNTY PRE-APPROVED ADU



WALL LEGEND

- 2x6 WALL
- 2x4 WALL
- 2x4 PONY WALL

WINDOW SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
Ⓐ	3'-0" x 4'-0"	SLIDING		
Ⓑ	4'-0" x 4'-0"	SLIDING		
Ⓒ	2'-0" x 5'-0"	SLIDING	Y	
Ⓓ	3'-0" x 2'-0"	SLIDING	Y	

EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITH EXTERIOR DOORS AND GLAZED OPENINGS WITH EXTERIOR GARAGE DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING (SELECT ONE):

A. MULTI-PANED GLASS WITH MINIMUM ONE TEMPERED PANE (GLAZED FRAMED MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO ANSIBANANWHYDIA 1015.5.2-07 STRUCTURAL REQUIREMENTS)

B. MINIMUM 20-MIN FIRE RATED.

C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

DOOR SCHEDULE				
MARK	DIMENSION	TYPE	TEMPERED	NOTES
Ⓐ	3'-0" x 6'-0"	SWINGING		1-3/8" SOLID CORE
Ⓑ	2'-8" x 6'-0"	SWINGING		
Ⓒ	6'-0" x 6'-0"	BI-FOLD		LAUNDRY ROOM
Ⓓ	6'-0" x 6'-0"	SLIDING		6FT CLOSET

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING (SELECT ONE):

A. EXTERIOR SURFACE OR GLAZING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.

B. SOLID CORE WOOD MINIMUM 1-3/8" THICK.

C. MINIMUM 20-MIN FIRE RATED.

D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

FLOOR PLAN NOTES

- EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES
- PROJECTIONS:
 - PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- OPENINGS:
 - PROHIBITED WITHIN 3FT OF PROPERTY LINE
 - MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
- PENETRATIONS:
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS)
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- CONCRETE LANDING WITH MIN 3" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

OPTIONAL ROLL-IN SHOWER PLAN NOTES

- SHOWER COMPARTMENT SEAT:
 - MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
 - LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
 - MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR
 - SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
- SHOWER GRAB BARS:
 - MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
 - NOT EXTENDING OVER SHOWER SEAT
 - IF CROSS SECTION IS CIRCULAR, MINIMUM 1-1/4" AND MAXIMUM 2" OUTSIDE DIAMETER
 - IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2-1/4" CROSS SECTION DIMENSION
 - GRAB BARS MOUNTED ADJACENT TO A WALL, 1-1/2" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
 - MINIMUM 1-1/2" SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS
 - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
 - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
 - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
- OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
 - INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
 - LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
 - CENTERLINE AT MINIMUM 38 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
 - SINGLE-LEVER DESIGN
 - OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
 - OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
- SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
 - OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
 - MINIMUM 52 INCH LONG HOSE
 - CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND-HELD SHOWER
 - ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF
 - ADJUSTABLE-HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHROOM GRAB BARS
- WHERE GRAB BARS ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
- MAXIMUM 2-1/4" SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
- MAXIMUM 1/4" HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS
- WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM 1/2" GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

By using these standard plans, the user agrees to release the County of San Diego from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.

County of San Diego, Planning & Development Services
600 SF ACCESSORY DWELLING UNIT
BUILDING DIVISION



Sheet Number

A1

FLOOR PLAN

1/4" = 1'-0"

PDS 671 (REV. 09/25/2019)



CREATING AFFORDABLE ADU'S

- Estimated budget for an ADU - design, permits, construction, increased property taxes
 - Jan 2020 Estimate: \$146,000 for 600 sq (\$243/sf)
- Financing an ADU (requires equity)
 - Cash-out refinance - lower, fixed rate over 15 or 30 years
 - HELOC - higher adjustable rate, money available as needed
 - Construction loan
 - One solution is a HELOC during construction, followed by a refinance
- Renting an ADU - Section 8 housing vouchers



BONUS SLIDE! OWNERSHIP OF ADUS

HABITAT HELPED TO PASS THIS LAW

AB 587

This bill was structured specifically to help those in need of low-income housing. If the property is owned by a nonprofit corporation for the purpose of building and rehabilitating single-family or multifamily residences for sale for low-income families, then the ADU is eligible to be sold separately from the primary home to a qualified buyer.

One of the main reasons we've seen such a surge in California ADU bills is to combat the housing crisis. A bill like this is crucial to achieving that goal. The ADU would be sold to a qualified low-income buyer from a qualified nonprofit and the land would remain undivided and governed by a tenancy in common agreement.

The exact amount of the land controlled by each homeowner (both the ADU owner and the primary dwelling owner) is determined by the size of their unit and outlined in the deed, title or other primary ownership documents. See 65852.26 3A for the full language.

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San Gabriel Valley
Habitat
for Humanity®

Proposed Project #1: Build ADU in Pasadena

- **City will engage Habitat to construct 1 ADU on City property.**
- **350 sf 1 BD unit must meet design standards for Pasadena residential area and local ordinances.**
- **ADU will allow add'n of 1 new resident in homeless housing.**
- **Construction is funded by a private grant.**
- **Union Station will provide wrap-around services on site under contract with City after occupancy.**
- **Creates potential model for nonprofit developer augmenting a City-managed social services program.**

We build strength, stability and self-reliance through shelter.



NEW CALIFORNIA ADU LAWS (14 MIN)

- No impact fees for ADUs less than 750 square feet (SB 13) larger ADUs are charged based on size ratio of primary dwelling and ADU
- No minimum lot size requirement (AB 68, AB 881), all parts of a city they must be allowed unless findings for water, sewer, traffic flow, and public safety
- No additional parking can be required of garage conversions and if detached ADU is < .5 miles of public transit that charge set fees, fixed routes, and available to public (bus, train...) (SB 13)
- Most setback requirements reduced to 4' (AB 6, AB 881)
- HOAs cannot prevent ADUs from being built (AB 670)
- Clarifies when AdUs can be built in a garage, car port or covered parking structure.
- Junior ADU can be built on same property as ADU and require owner occupancy (no owner occupancy requirements for detached, garage conversion until 2025)

Reduces JADU approval time from 120 to 60

Unpermitted ADUs

Housing Elements must incentivize and promote ADUs that can offer affordable rents, and a list of state grants and financial incentives



ADU RESOURCES (3 MIN)

- maxablespace.com
- accessorydwellings.org
- adudesigns.com
- <https://www.sanjoseca.gov/business/development-services-permit-center/accessory-dwelling-units-adus>
- <https://www.planning.org/home/engage/cottagehome/>
- cityofpasadena.net/planning/accessory-dwelling-unit-regulations/
- <https://www.hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>

QUESTIONS AND ANSWERS (20 MIN)

Q&A



Thank you for being part of addressing the housing crisis!

If you have any questions or wish to learn about how we passed 20% of a new housing to be affordable or other topics, don't hesitate to contact:

Jill Shook: Jill@makinghousinghappen.com

Cell/Text 626-675-1316