

Accessory Dwelling Units (ADUs)

SCAG Housing Element Digital Workshop: August 27, 2020



California Department of Housing and
Community Development



Today's Agenda

- ADUs and the 6th Cycle RHNA
- Calculating the total number of ADUs
- Q & A

ADUs and 6th Cycle RHNA





General Overview

Leveraging the new laws

- ⑩ Projecting the number of new ADU units
- ⑩ Required level of analysis

Policies and Programs section of the housing element

- ⑩ How to complement your analysis through your policies and programs section



Calculating total number of ADUs

- Use the trends in ADU construction since January 2018 to estimate new production
- Assume an average increase of five times the previous planning period **prior** to 2018
- Other methods



Sample Programs and Policies

- Reduce or eliminate building permit/development fees
- Pre-approved ADU plans
- Incentives for affordability
- Financing – Construction & Preservation
- Outreach, promotion, and educational materials
- Amnesty program – (SB 13)
- AB 671



ADU Funding

- LEAP and REAP Planning Grants
 - ADU ordinances are eligible
 - Ready-build ADU plans are eligible
 - Mother Lode + Stanislaus regional collaboration
- SB 2 PGP
 - Ready-build ADU plans
- AB 671
 - HCD list of grants and financial incentives
 - Currently compiling list, will post on HCD's ADU webpage before December 31, 2020



HCD Technical Assistance

- Questions and answers for applicants, local agencies and others through email (adu@hcd.ca.gov)
- January 10, 2020 TA Memo for 2020 ADU/JADU law is available at the HCD ADU webpage
- Sites Inventory Memo (Pages 30-31)
- Informal draft ordinance review, as requested by agencies
- ADU ordinance clearinghouse, as requested
- **Coming soon:** ADU TA Handbook

HCD – Placeworks – SCAG TA

- Pre-approved affordability analysis for the housing element
- ADU toolkit including ordinances and web-based zoning tools



For Additional Information and ADU/JADU Updates:

**California Department of Housing and Community Development
Housing Policy Development Division**

Website:

<http://www.hcd.ca.gov/housing-policy-development/accessorydwellingunits.html>

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Q & A