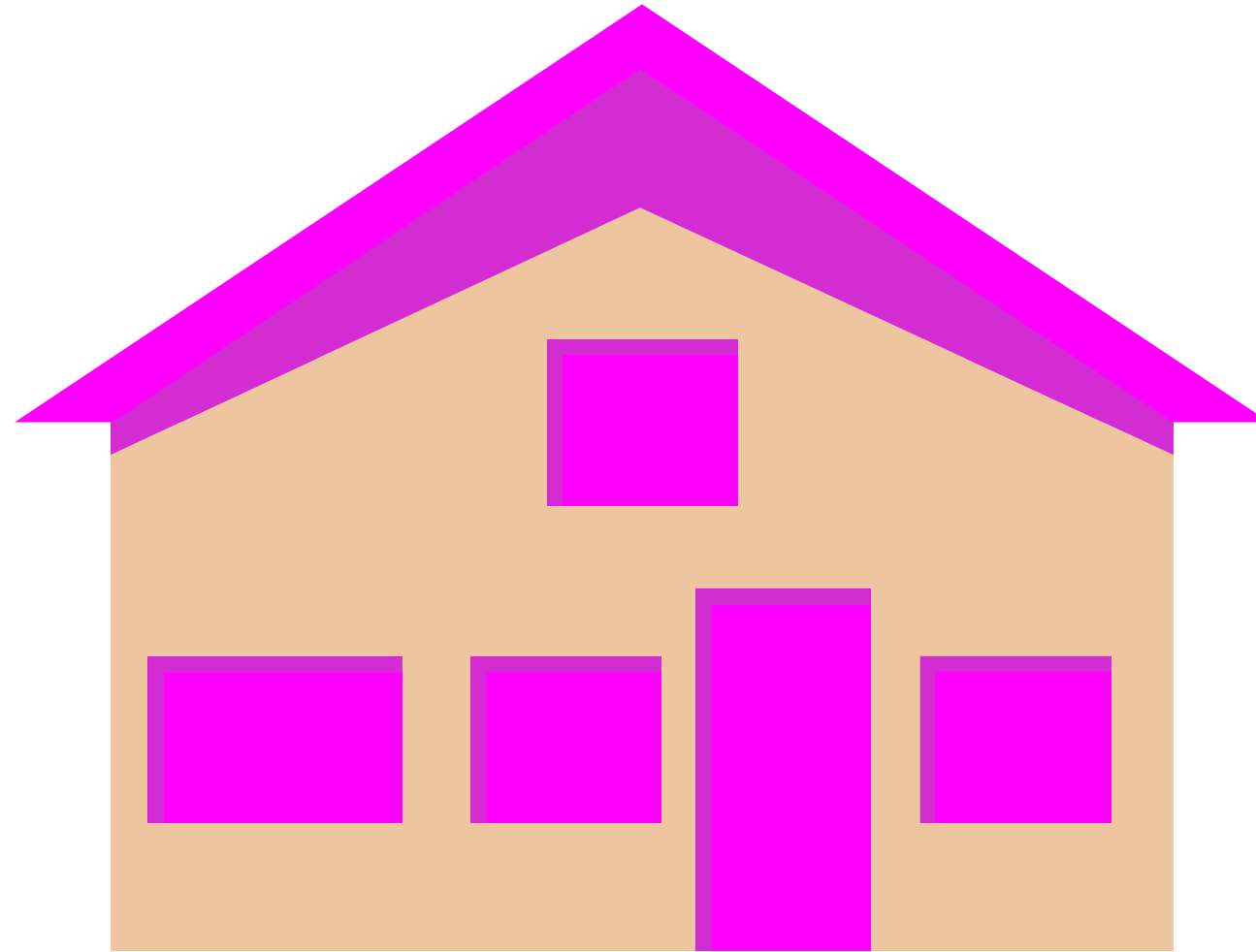


ACCESSORY DWELLING UNITS

DEMOCRATIZING DEVELOPMENT

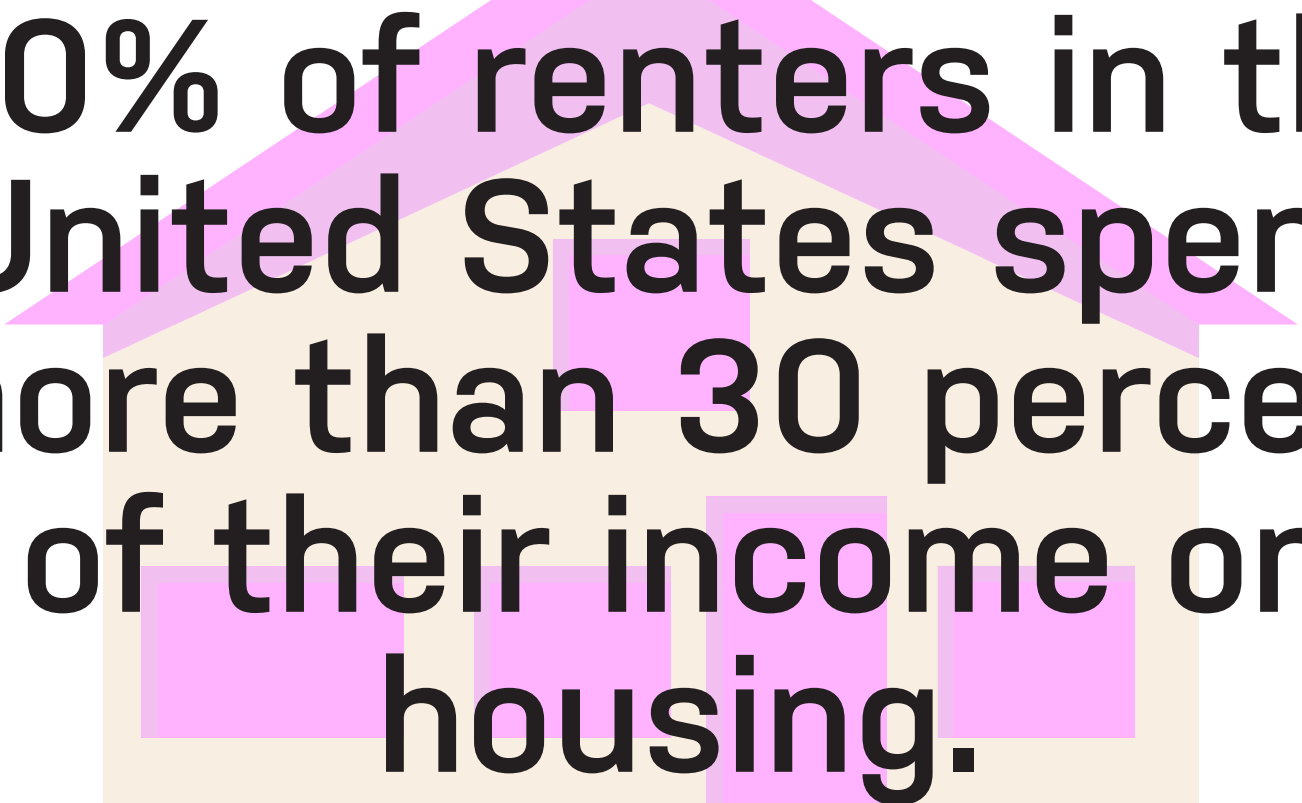


THERE IS A HOUSING CRISIS



Accessory
Dwelling
Units

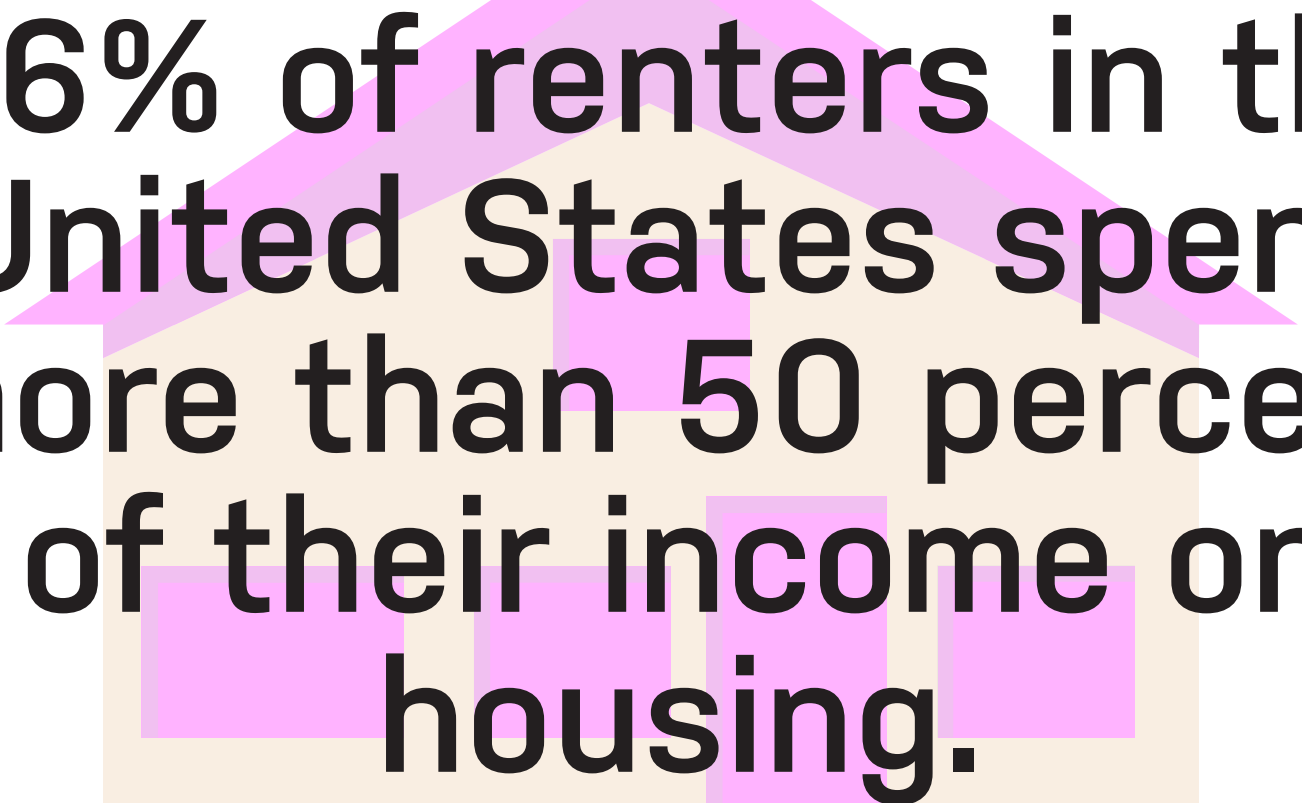
THERE IS A HOUSING CRISIS



50% of renters in the United States spend more than 30 percent of their income on housing.

Source: Harvard University Joint Center for Housing Studies

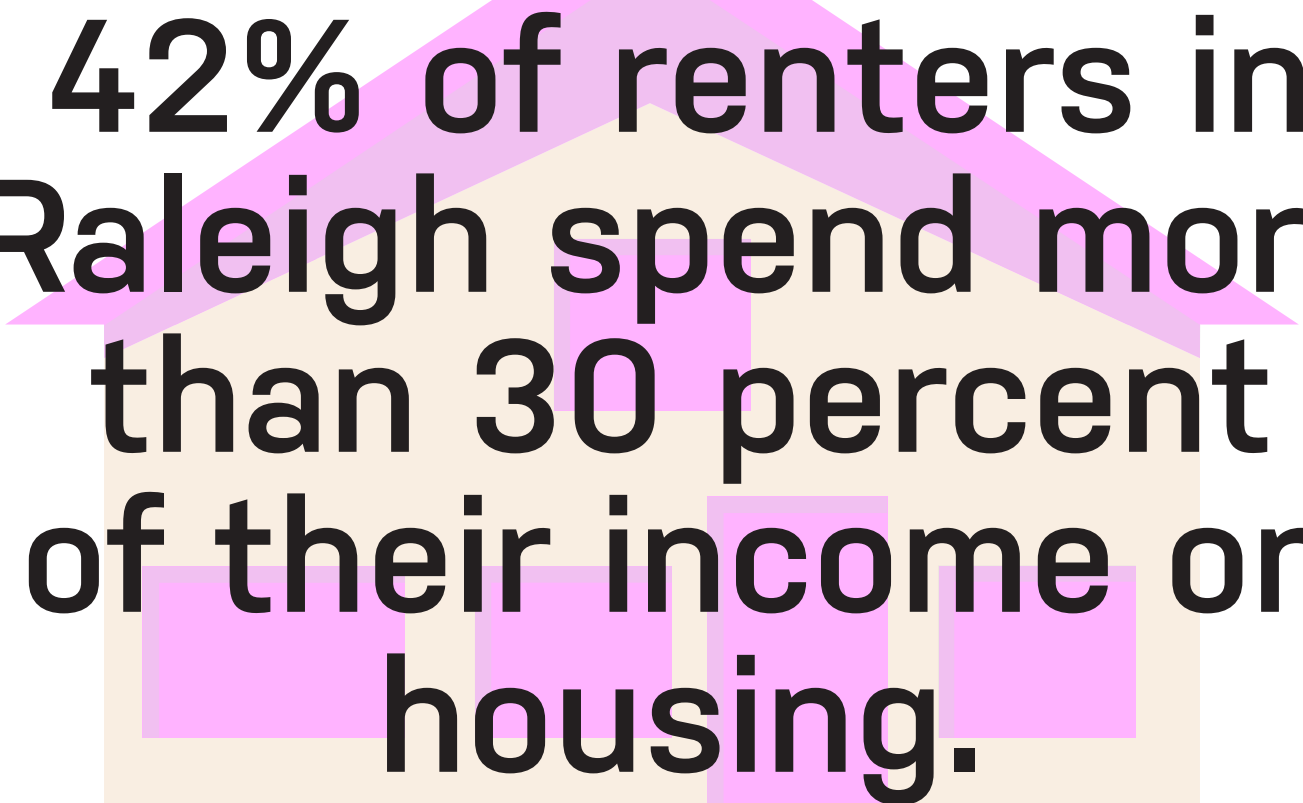
THERE IS A HOUSING CRISIS



26% of renters in the United States spend more than 50 percent of their income on housing.

Source: Harvard University Joint Center for Housing Studies

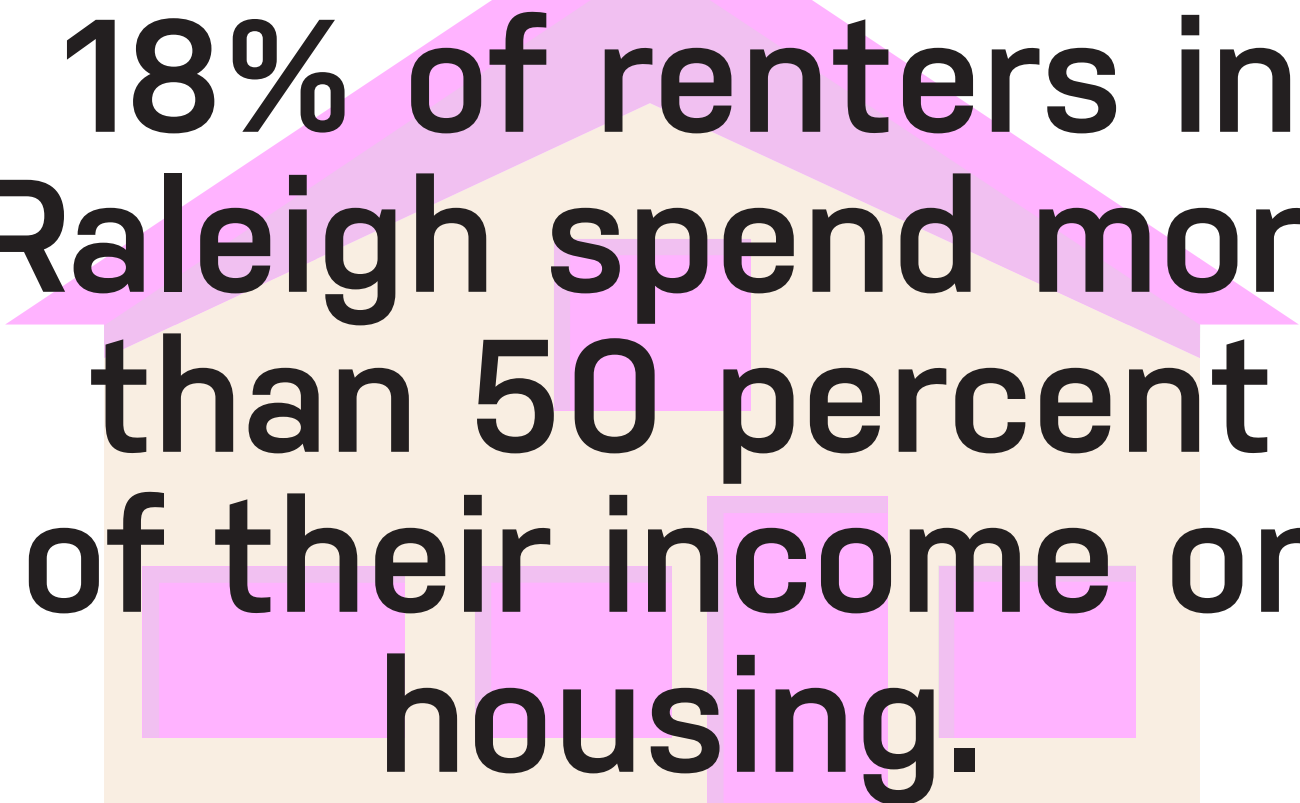
THERE IS A HOUSING CRISIS



**42% of renters in
Raleigh spend more
than 30 percent
of their income on
housing.**

Source: US Census, Apartment List

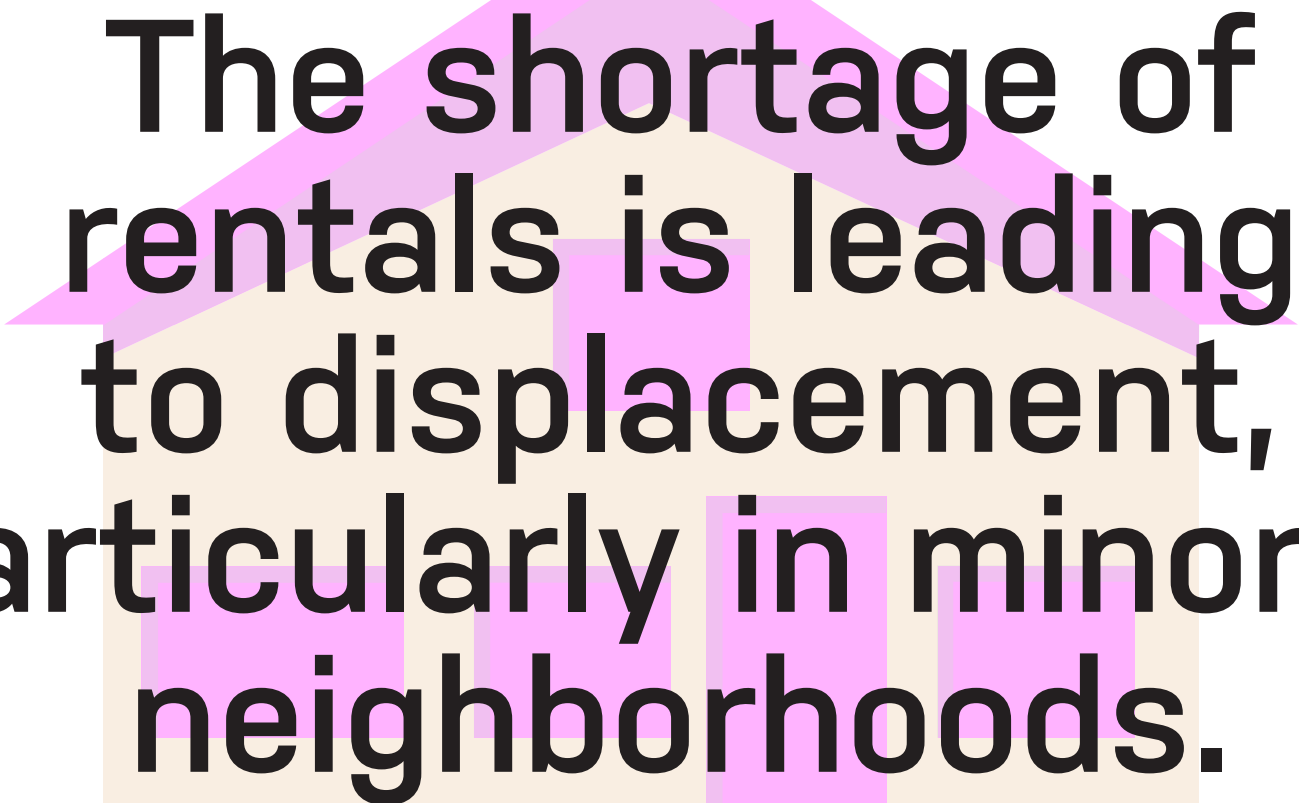
THERE IS A HOUSING CRISIS



**18% of renters in
Raleigh spend more
than 50 percent
of their income on
housing.**

Source: US Census, Apartment List

THERE IS A HOUSING CRISIS



The shortage of rentals is leading to displacement, particularly in minority neighborhoods.

THERE IS A CLIMATE CRISIS

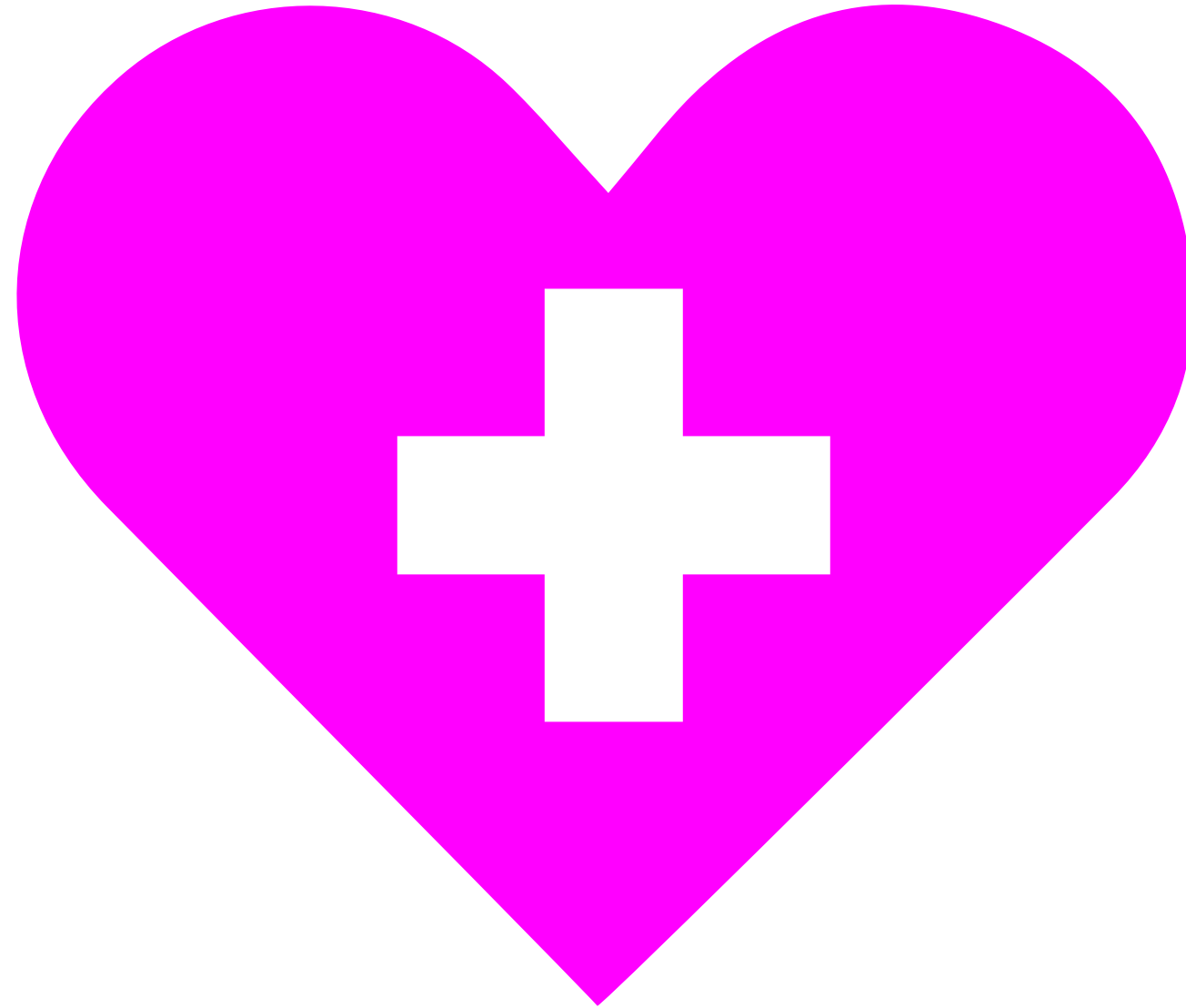


THERE IS A CLIMATE CRISIS

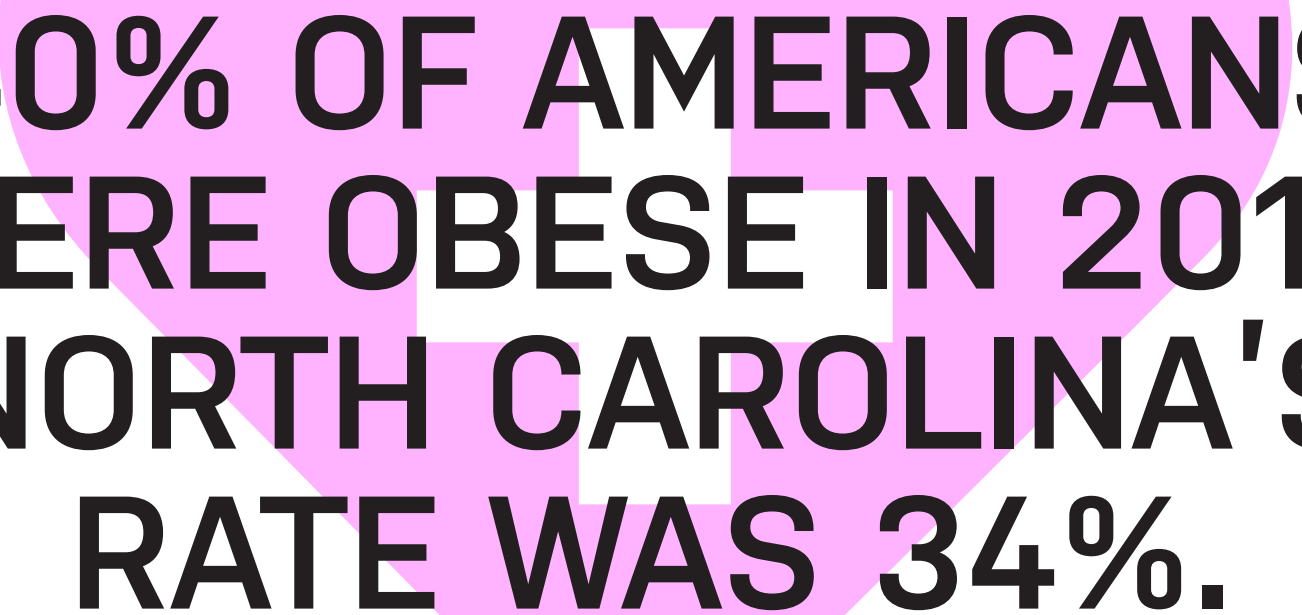
YOU ALREADY KNOW.



THERE IS A HEALTH CRISIS



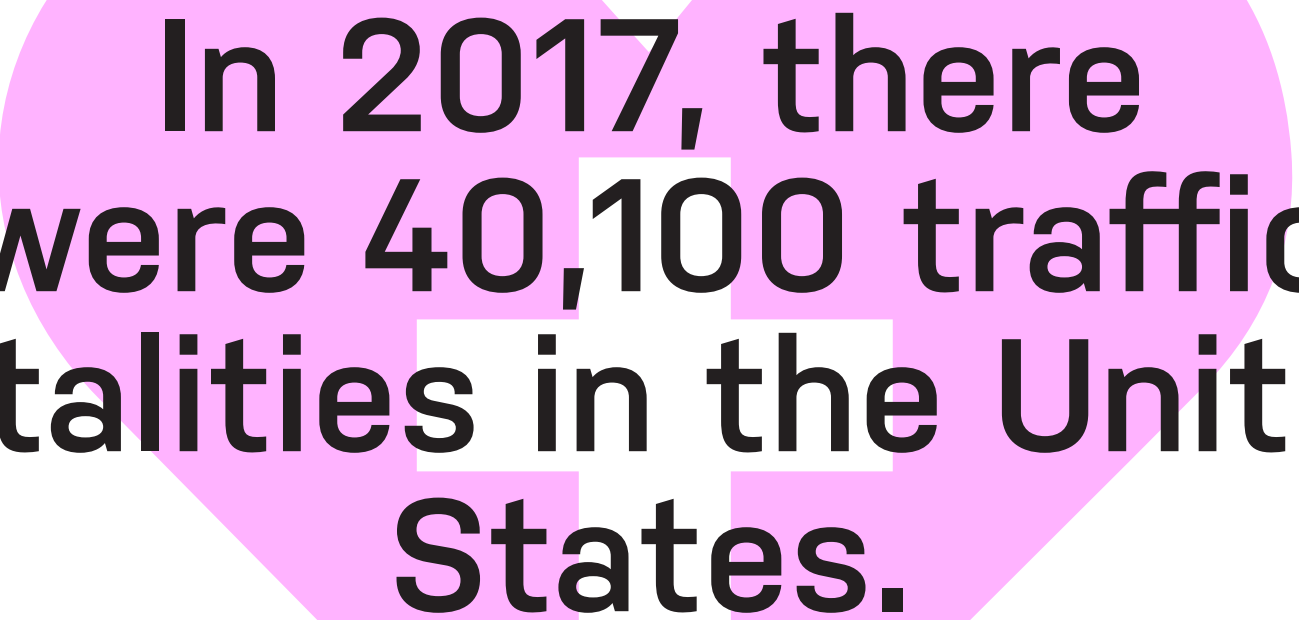
THERE IS A HEALTH CRISIS



**40% OF AMERICANS
WERE OBESE IN 2016.
NORTH CAROLINA'S
RATE WAS 34%.**

Source: Yale, George Mason

THERE IS A HEALTH CRISIS



**In 2017, there
were 40,100 traffic
fatalities in the United
States.**

Source: National Safety Council

THERE IS A HEALTH CRISIS

**80% of Americans
don't get enough
exercise. Americans
burn 140 fewer calories
per day than they did
50 years ago**

Source: Pennington Biomedical Research Center

THERE IS A POLITICAL CRISIS



THERE IS A POLITICAL CRISIS

The “median,” or typical, Republican is now more conservative than 94% of Democrats, compared with 70% twenty years ago. And the median Democrat is more liberal than 92% of Republicans.

Source: Pew Research Center

THERE IS A POLITICAL CRISIS

43% of Republicans have a "very unfavorable" view of Democrats.

38% of Democrats have a "very unfavorable" view of Republicans.

Source: Pew Research Center

**I THOUGHT THIS WAS AN ADU
EVENT?**

**ADUs aren't a panacea, but we're
in a crisis, which calls for every
tool we have.**

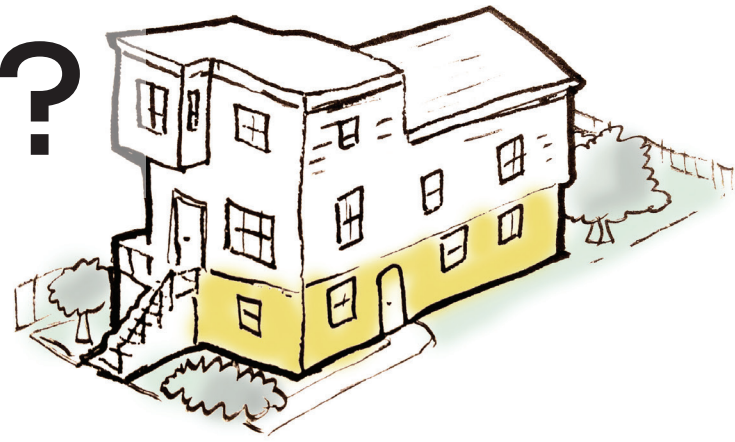
**ADUs address each of these
crises in some way.**

**If we can't get this small task
right, how will we accomplish the
larger tasks in front of us?**

What are they?

CARRIAGE HOUSE // GRANNY FLAT // IN-LAW SUITE // MOTHER-IN-LAW FLAT // SIDEKICK // LANEWAY HOUSE // BACKYARD COTTAGE // GARDEN SUITE // SECONDARY DWELLING UNIT // TINY HOUSE // ANCILLARY UNIT

What are they?



Raised Basement



Garage Conversion



Backyard Cottage

Source: Sierra Club

What are they?

- Physically separated
- Include everything a typical apartment would have
- Almost always required to be behind the main house
- Can stand alone or be built above a garage or other structure



Raised Basement



Garage Conversion



Backyard Cottage

Source: Sierra Club

What are they?



ACCESSORY
DWELLING
UNITS

What are they?



What are they?



What are they?



ACCESSORY
DWELLING
UNITS

What are they?



ACCESSORY
DWELLING
UNITS

What are they?



What are they?



ACCESSORY
DWELLING
UNITS

HOW DO ADUs ADDRESS OUR CRISES?

THERE IS A HOUSING CRISIS...
AND ADUs ADDRESS IT



**15% OF ADU
RESIDENTS IN
PORTLAND ARE
CHARGED \$0 IN RENT.**

Source: Oregon Dept. of Environmental Quality

THERE IS A HOUSING CRISIS...
AND ADUs ADDRESS IT



**ADUs in the Bay Area
rent for 19% less than
market rate units.**

Source: Wegmann, Jake and Chapple, Karen

THERE IS A HOUSING CRISIS...
AND ADUs ADDRESS IT



**Anecdotaly, we know
that ADUs in Oakwood
rent for \$600/month.**

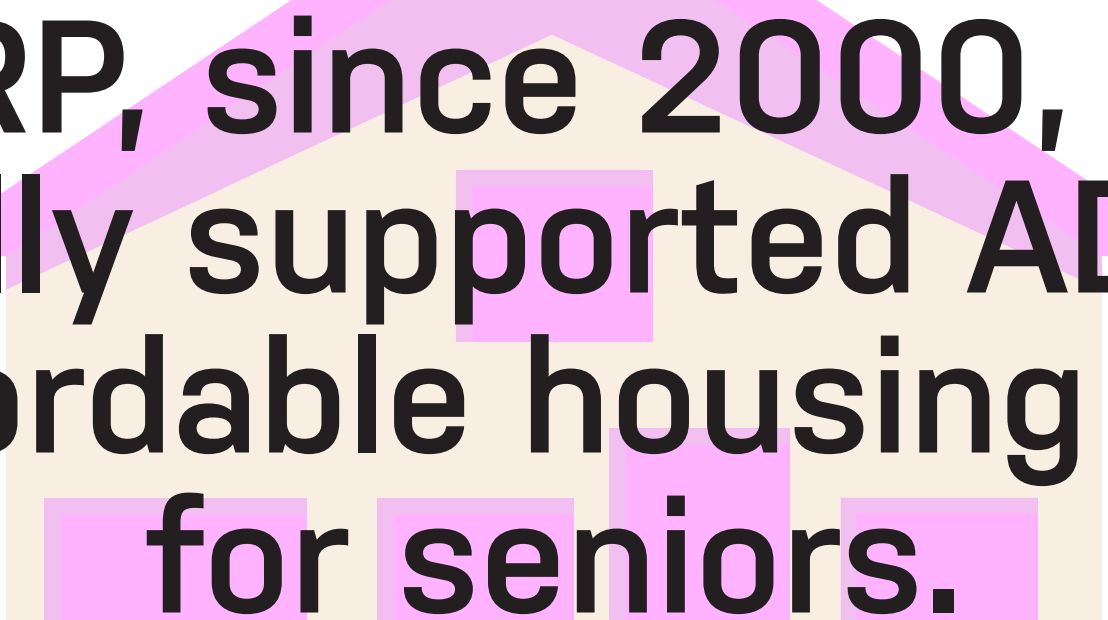
THERE IS A HOUSING CRISIS...
AND ADUs ADDRESS IT

**ADUs cost between \$70K-\$150K
to build in Raleigh.**

**The Sir Walter Apartments cost
Raleigh \$241K per unit, Beacon
Ridge: \$188K.**

Source: News and Observer

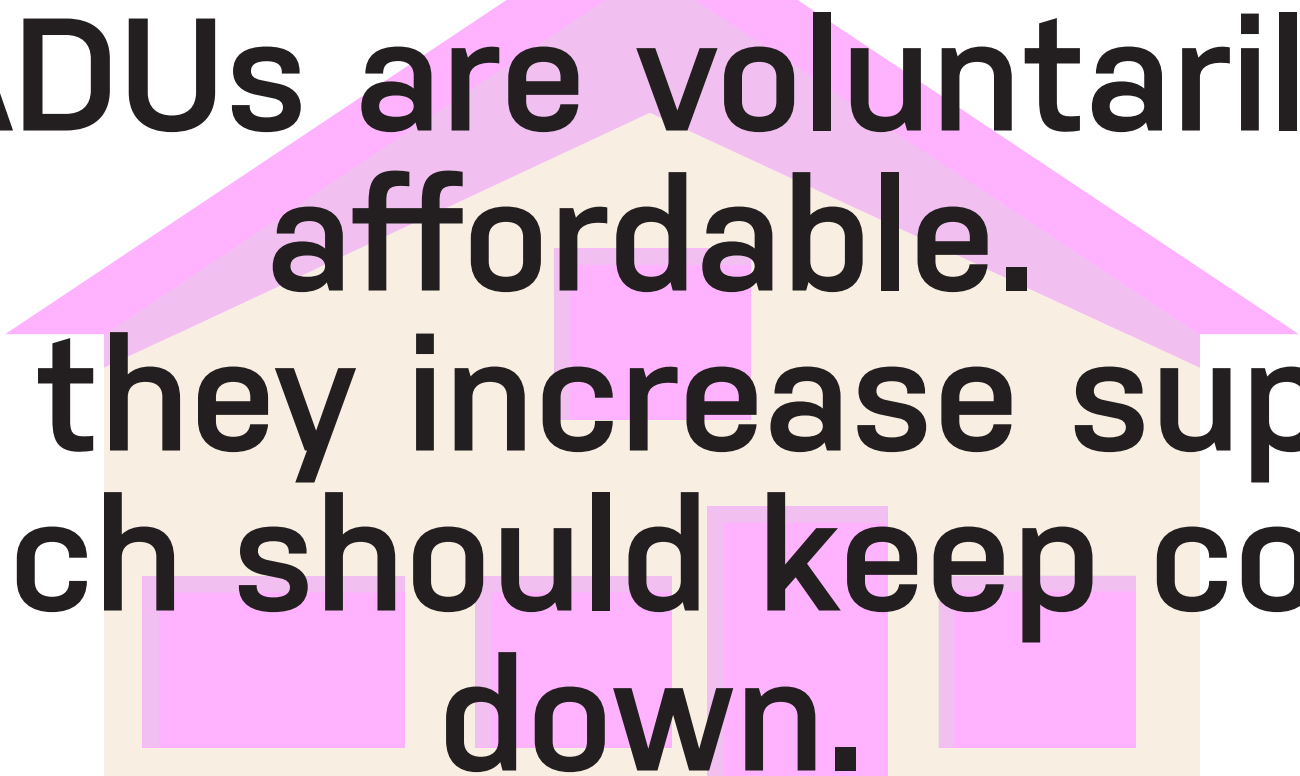
THERE IS A HOUSING CRISIS...
AND ADUs ADDRESS IT



**AARP, since 2000, has
officially supported ADUs as
an affordable housing option
for seniors.**

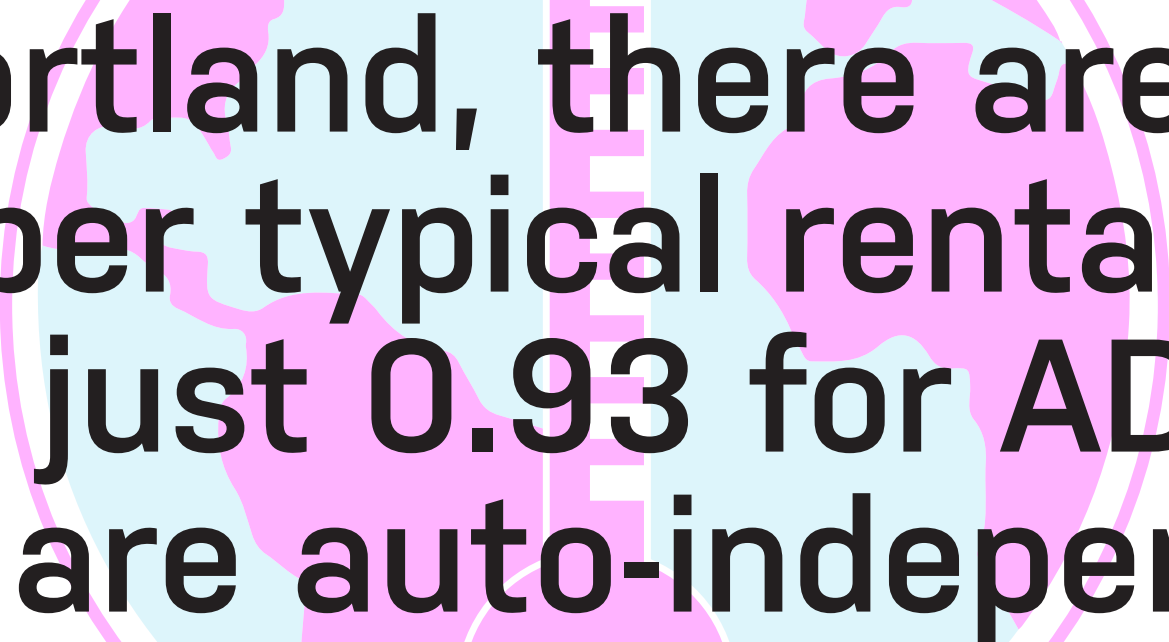
Source: AARP

THERE IS A HOUSING CRISIS...
AND ADUs ADDRESS IT



**ADUs are voluntarily
affordable.
But they increase supply,
which should keep costs
down.**

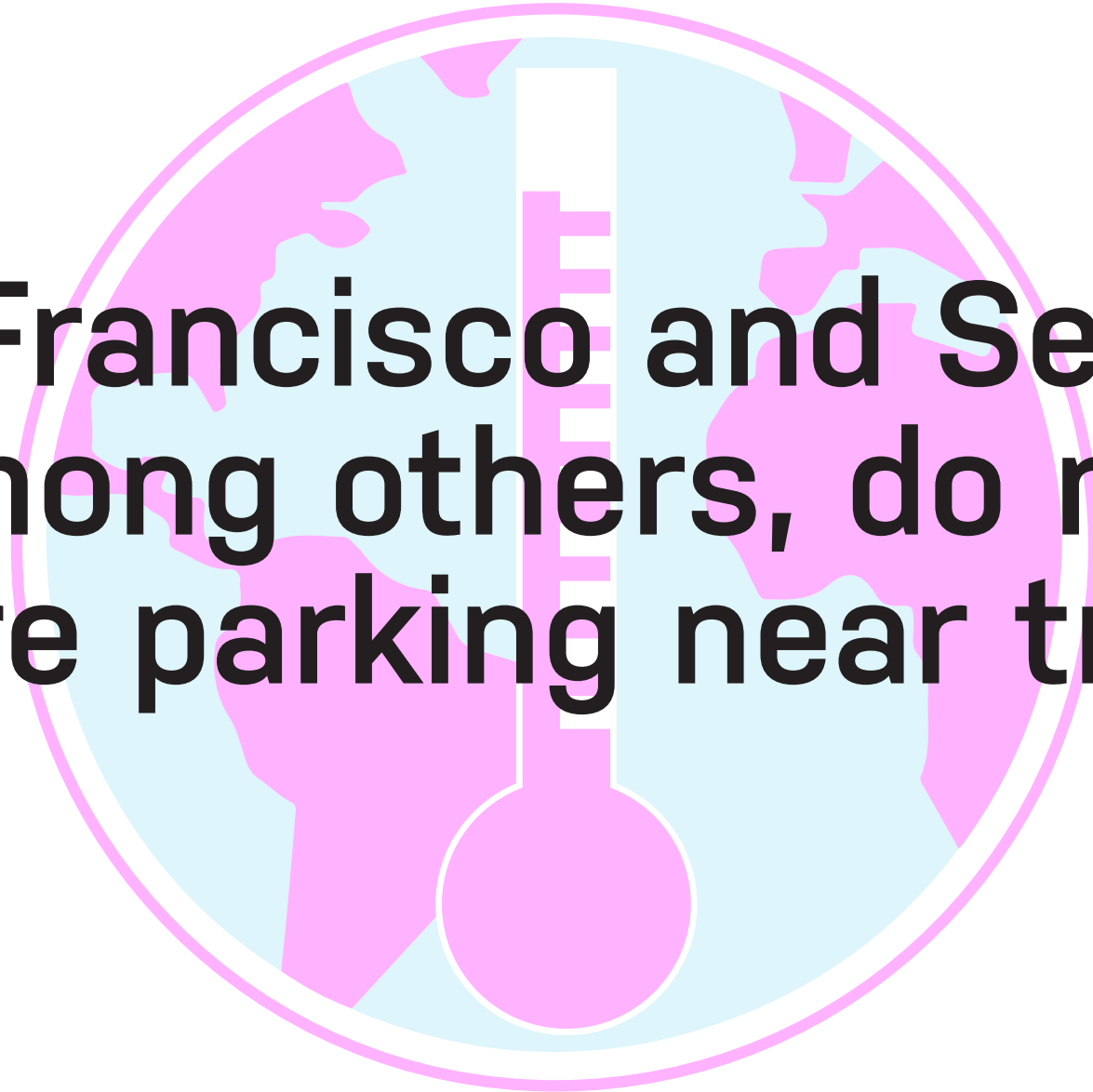
THERE IS A CLIMATE CRISIS



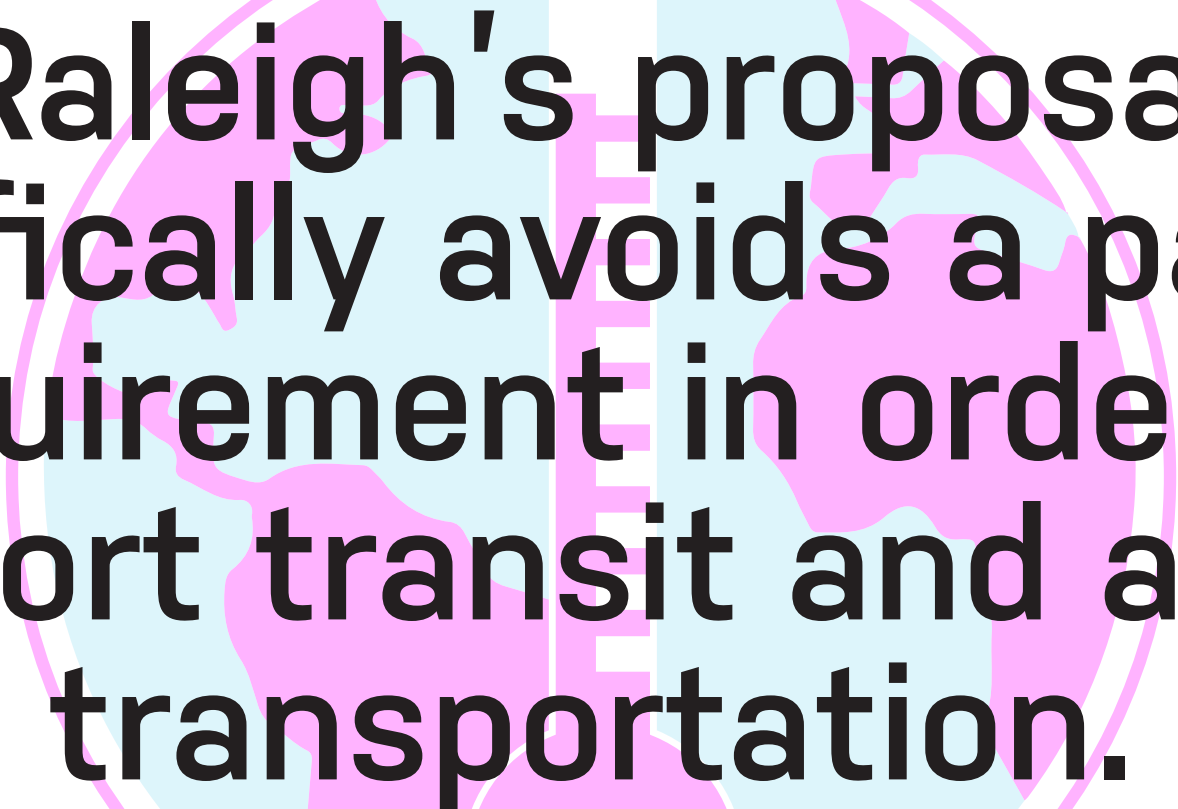
**In Portland, there are 1.15
cars per typical rental unit.
But just 0.93 for ADUs.
ADUs are auto-independent.**

THERE IS A CLIMATE CRISIS

**San Francisco and Seattle,
among others, do not
require parking near transit.**



THERE IS A CLIMATE CRISIS



**Raleigh's proposal
specifically avoids a parking
requirement in order to
support transit and active
transportation.**

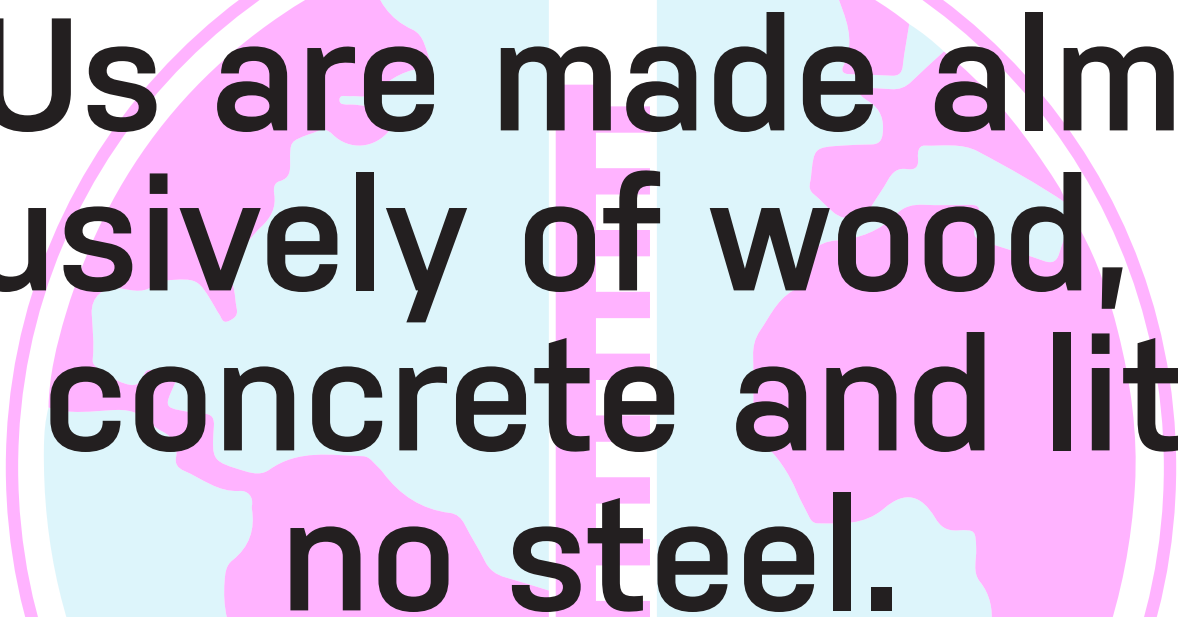
THERE IS A CLIMATE CRISIS



**Concrete and Steel emit
large amounts of GHGs.
Concrete production is 5%
of all GHG emissions.**

Source: Shams et al. (2011)

THERE IS A CLIMATE CRISIS



ADUs are made almost exclusively of wood, with some concrete and little to no steel.

THERE IS A CLIMATE CRISIS

**A 2,300 square foot home
uses nearly 60 percent
more energy than a home
half its size over its life.**

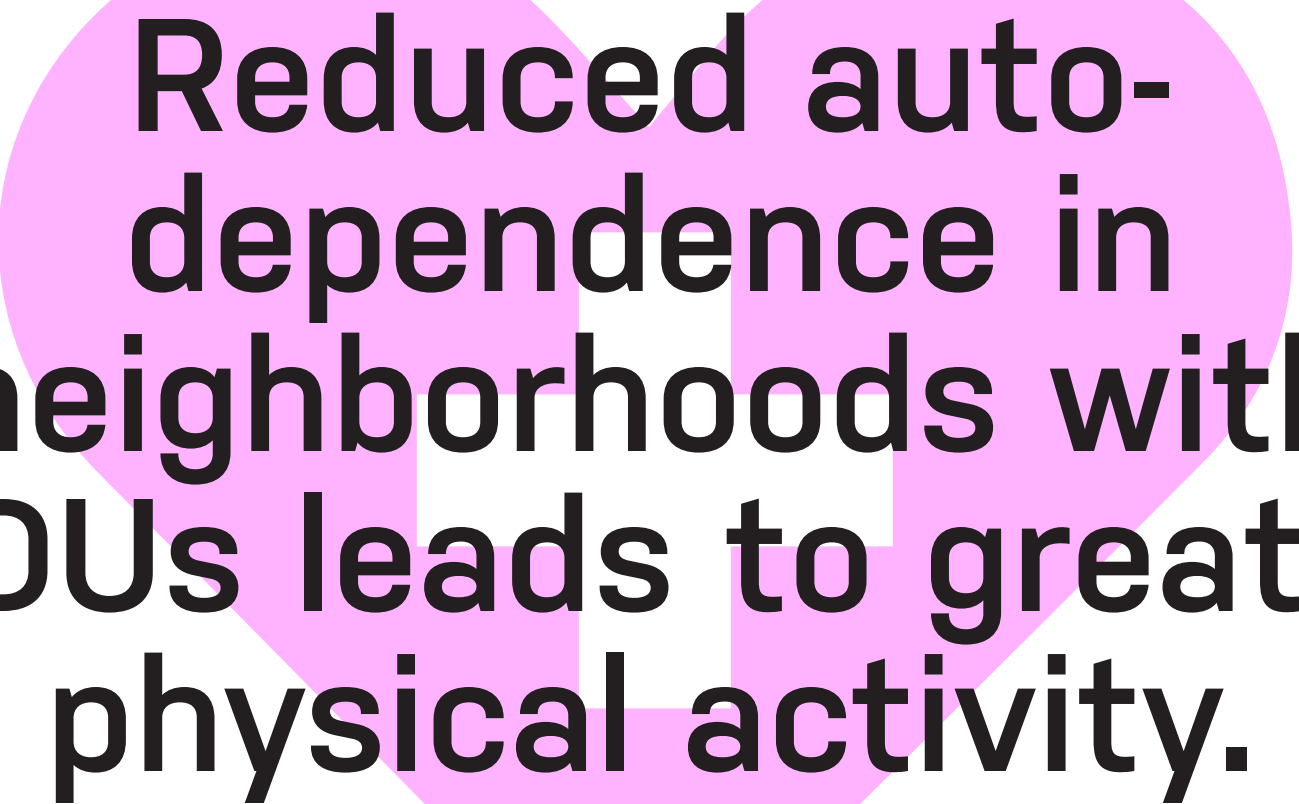
Source: Oregon Department of Environmental Quality

THERE IS A HEALTH CRISIS

**Unwalkable suburbia
correlates with high
blood pressure,
arthritis, headaches and
breathing problems.**

Source: RAND

THERE IS A HEALTH CRISIS



Reduced auto-dependence in neighborhoods with ADUs leads to greater physical activity.

THERE IS A HEALTH CRISIS

**ADUs that depend on
active transport are
shown to boost mental
health.**

Source: The Centre for Urban Design and Mental Health

THERE IS A POLITICAL CRISIS



**ADUs create affordable
housing without cost to
taxpayers.**

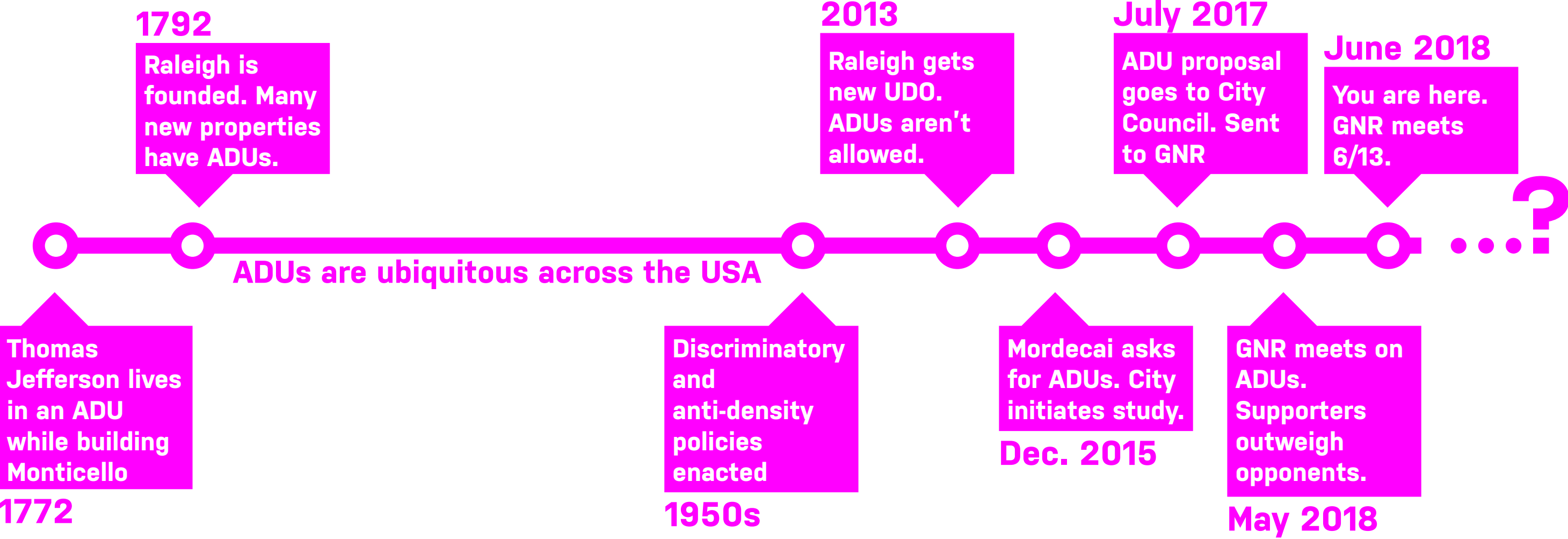
THERE IS A POLITICAL CRISIS

ADUs are an integral component of "Conservative Urbanism" and progressive urban policies alike.

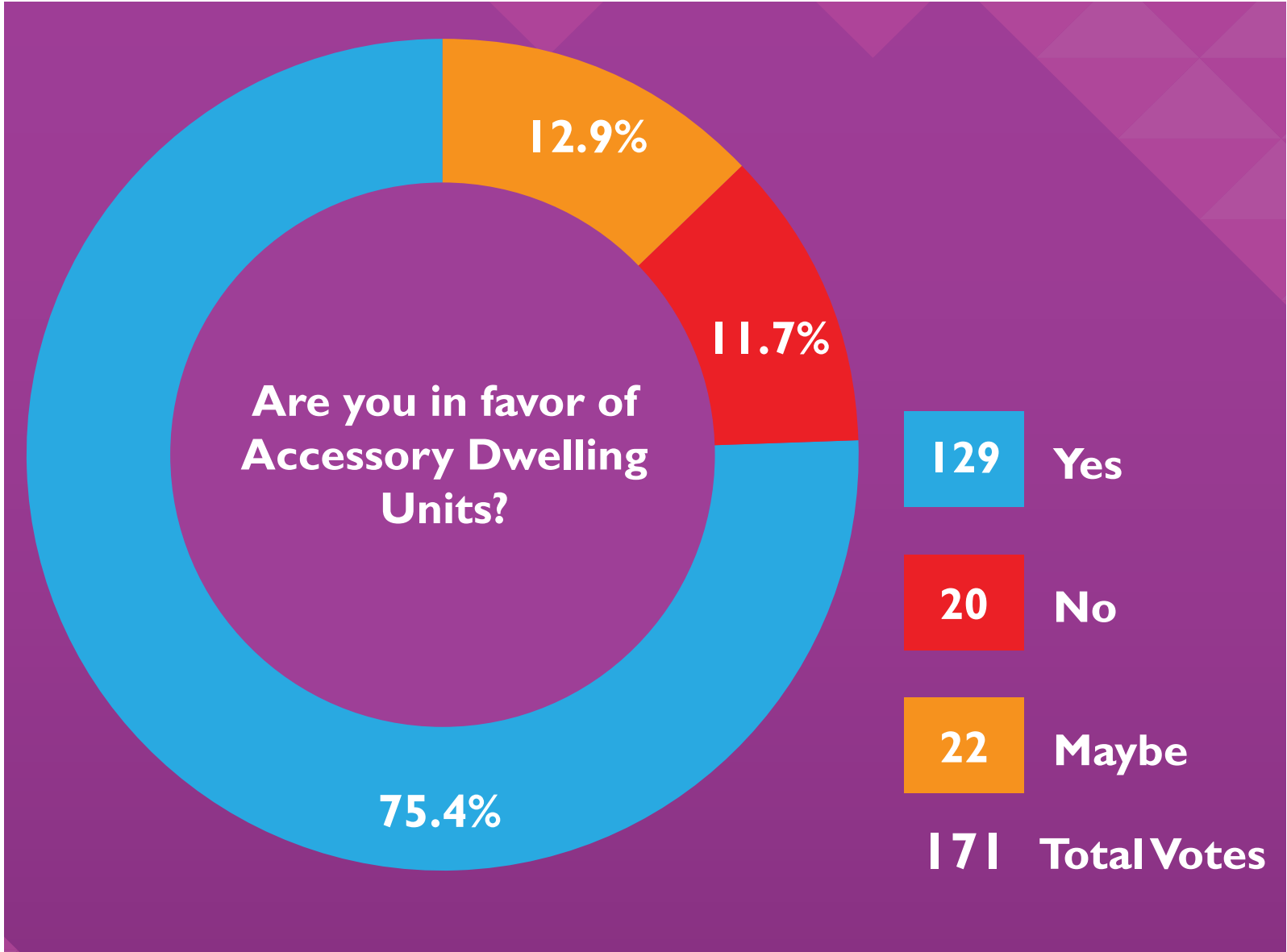
**OK, that seems
convincing. Who wouldn't
support ADUs?**

**City Council is considering a proposal
that would allow them.**

Why are we talking about them now?



Why are we talking about them now?

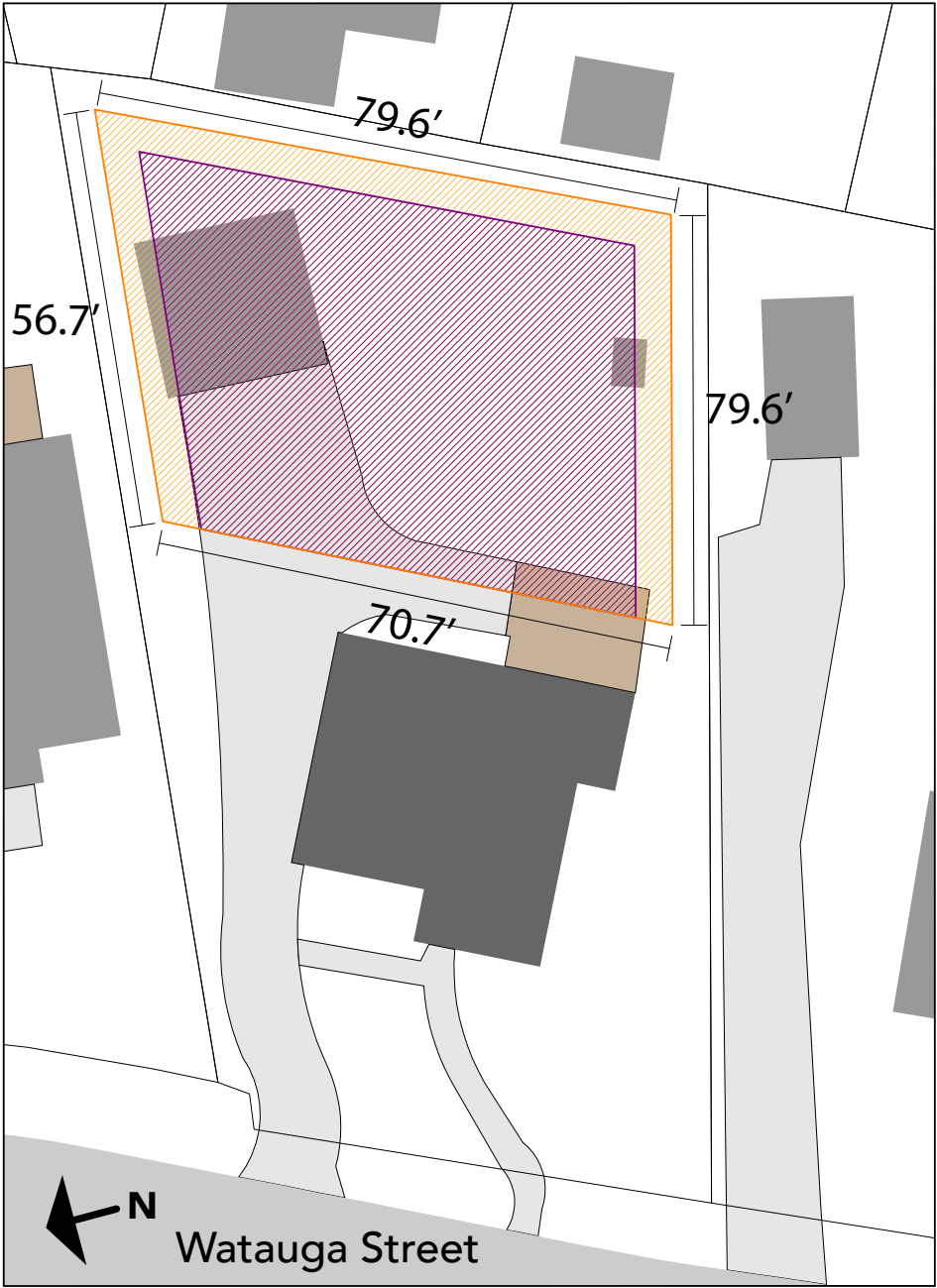


Why are we talking about them now?

Lot Size 10,000 to 19,999 sq. ft. that does not meet min. depth requirement

- Buildable Area**
- 1-Story
 - 2-Story

This site could reasonably accommodate a one- or two-story ADU up to 800 sq. ft.



What's the proposal?

	>40,000 sf	20,000 to 39,999 sf	10,000 to 19,999 sf	6,000 to 9,999 sf	4,000 to 5,999 sf
AREA (MIN)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
DWELLING UNITS	2	2	2	2	2
LIVING AREA	No larger than 50% of the heated area of the lot's primary dwelling unit, or 800 sq. ft., whichever is less				
OCCUPANCY	2	2	2	2	2

What's the proposal?

	>40,000 sf	20,000 to 39,999 sf	10,000 to 19,999 sf	6,000 to 9,999 sf	4,000 to 5,999 sf
PRIMARY STREET (MIN)	MUST BE LOCATED TO THE REAR OF PROPERTY				
SIDE STREET (MIN)	15'	15'	15'	10'	10'
SIDE LOT LINE*	10'	5'/10'	5'/10'	5'/10'	5'/10'
REAR LOT LINE*	10'	5'/10'	5'/10'	5'/10'	5'/10'
ALLEY	2' OR 20'	2' OR 20'	2' OR 20'	2' OR 20'	2' OR 20'
BUILDING SEPARATION	10'	10'	10'	10'	10'
*5' for single story, 10' for two stories					

What's the proposal?

		RALEIGH	DURHAM	CHARLOTTE	WINSTON-SALEM	ASHEVILLE
SETBACK	SIDE	5'/10' (10' ON LARGE LOTS)	3'/5'	5'	5'	6'
	REAR	5'/10' (10' ON LARGE LOTS)	3'/5'	15'	10'	6'
	SIDE STREET	10'/15'	3'/5'	20'/30'	15'	6'
	ALLEY	2' or 20'	3'/5'	5'	3'	6'
	MIN. BLDG. SEPARATION	10'	NONE	NONE	3'	NONE
	HEIGHT	25'	35'	NO TALLER THAN PRIMARY STRUCTURE	17'	25'
	PARKING	0	1 (NONE DOWNTOWN)	1	1	1

ACCESSORY
DWELLING
UNITS

What's the proposal?

But...

The proposal requires that a neighborhood at least 15 acres in size obtain the signatures of 50% (+1) of property owners.

What's the proposal?

Which...

Costs thousands in City staff time.

Opens the door to discrimination.

Is unworkable, according to city planners and ADU experts around the country.

What's the proposal?

ADU opponents worry about potential impact on "neighborhood character," the influx of renters, and parking.

**So what do these experts and
planners tell us?**

What do the experts and planners say?

Don't just allow them, MANDATE them.

Section 16(3) of the Ontario Planning Act requires municipal official plans to authorize second units: in a building or structure ancillary to these housing types provided that the primary dwelling does not contain a second unit.

Source: <http://www.mah.gov.on.ca>

What do the experts and planners say?

Don't just allow them, MANDATE them.

California just passed **THREE** new laws mandating legalization and easing construction.

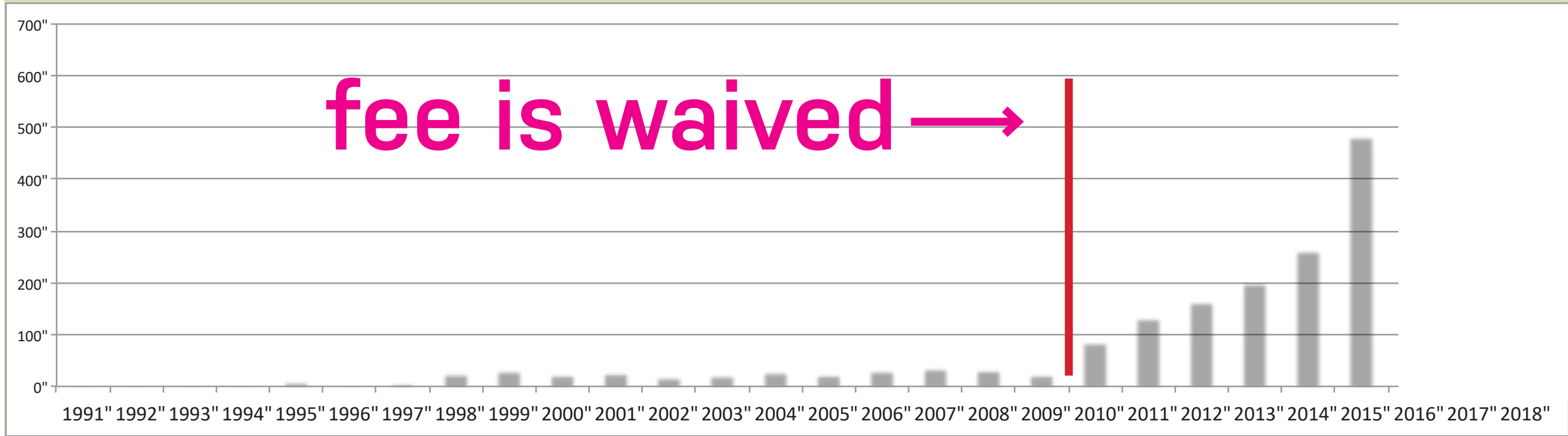
"ADUs are an essential component in addressing housing needs in California."

Source: <http://www.hcd.ca.gov>

What do the experts and planners say?

Don't just mandate them, Promote them.

Portland waived permitting fees, and...



Source: accessorydwellings.org

What do the experts and planners say?

Don't just mandate them, Promote them.

Portland waived permitting fees, and...



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The Future of Urban Living

[JOIN DWELLER](#)

ACCESSORY
DWELLING
UNITS

What do the experts and planners say?

Parking problems don't come to pass because ADUs are ultimately built on a small fraction of buildable lots.

What do the experts and planners say?

ADUs support the local economy

- Almost always designed and built by local firms.
- Likely increase tax value of property.
- Provide additional tax revenue.

ADUs: DEMOCRATIZING DEVELOPMENT

DEMOCRATIZING DEVELOPMENT

**SHARE THE IMPACTS OF GROWTH,
RATHER THAN DISPLACING VULNERABLE
COMMUNITIES.**

DEMOCRATIZING DEVELOPMENT

**SHARE THE SPOILS OF GROWTH,
RATHER THAN A SYSTEM WHERE ONLY
THE VERY WEALTHY CAN DEVELOP.**

DEMOCRATIZING DEVELOPMENT

**LET COMMUNITIES DECIDE HOW
AGGRESSIVELY THEY WANT TO FIGHT
THE CRISES FACING US, RATHER THAN
DEFER TO LAGGING AND HAMSTRUNG
BUREAUCRACIES AND MARKETS.**