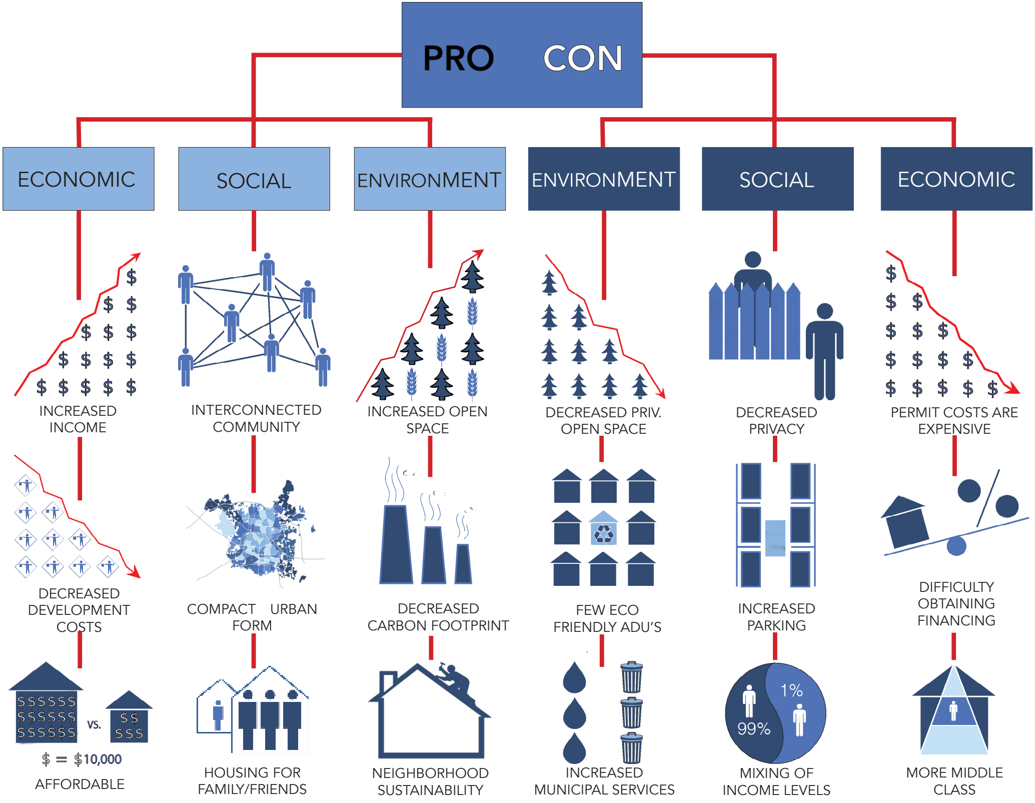
Accessory Dwelling Units Nationwide

Guidelines, Provisions, & Background

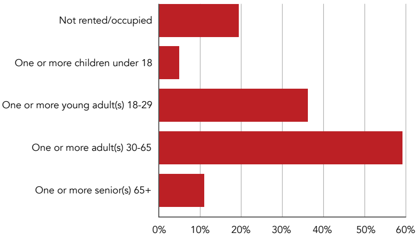


- **PRO**
  - ECONOMIC
    - INCREASED INCOME
    - DECREASED DEVELOPMENT COSTS
    - AFFORDABLE
  - SOCIAL
    - INTERCONNECTED COMMUNITY
    - COMPACT URBAN FORM
    - HOUSING FOR FAMILY/FRIENDS
  - ENVIRONMENT
    - INCREASED OPEN SPACE
    - DECREASED CARBON FOOTPRINT
    - NEIGHBORHOOD SUSTAINABILITY
- **CON**
  - ENVIRONMENT
    - DECREASED PRIV. OPEN SPACE
    - FEW ECO FRIENDLY ADU'S
    - INCREASED MUNICIPAL SERVICES
  - SOCIAL
    - DECREASED PRIVACY
    - INCREASED PARKING
    - MIXING OF INCOME LEVELS
  - ECONOMIC
    - PERMIT COSTS ARE EXPENSIVE
    - DIFFICULTY OBTAINING FINANCING
    - MORE MIDDLE CLASS

BOULDER, CO

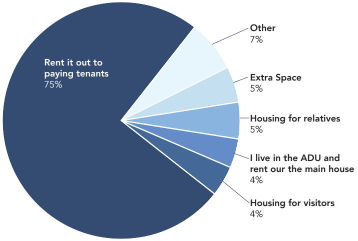
Boulder researches ADU occupancy. Most ADU owners rent out their unit. Most occupants are ages 30-36.

What Percent of ADUs have each of the following types of occupants?



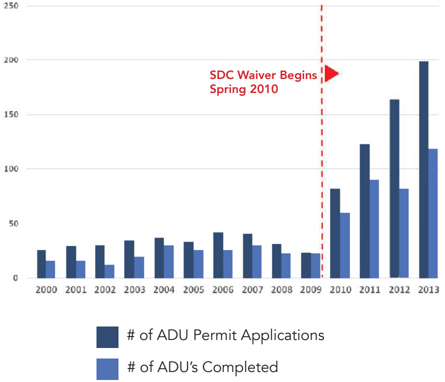
Percents may add to more than 100% as ADUs could have more than one occupant

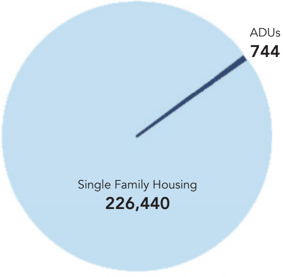
How do you currently use your ADU?



PORTLAND, OR

Applications for ADU permits dramatically increased after fees were reduced. ADUs have minimal affect on parking.

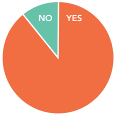




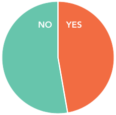
# of existing parking spaces for ADUs vs parking for Single Family Housing

City of Seattle Survey

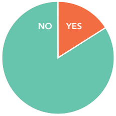
118 people who neighbored an ADU were asked the following questions



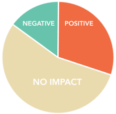
Do you believe owners of single family homes should be allowed to build a backyard cottage on their lot?



Are you aware of any backyard cottages in your neighborhood?



Have you noticed and impacts on parking or traffic in the neighborhood?



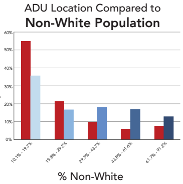
Have these backyard cottages positively or negatively affected the neighborhood?

Pilo

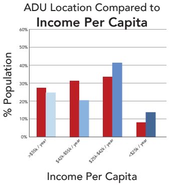
SEATTLE, WA

t neighborhoods tested impact of ADUs. Subsequently, surveys revealed support for ADUs, and ADUs were eventually disbursed citywide.

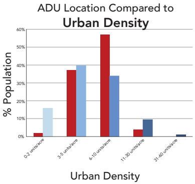
A city study


ADU Location Compared to
Non-White Population

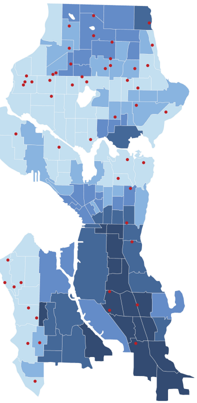
- 🟦 10.1% - 19.7% Non-White
- 🟦 19.8% - 29.2% Non-White
- 🟦 29.3% - 43.7% Non-White
- 🟦 43.8% - 61.6% Non-White
- 🟦 61.7% - 91.2% Non-White
- 🟥 ADU Location

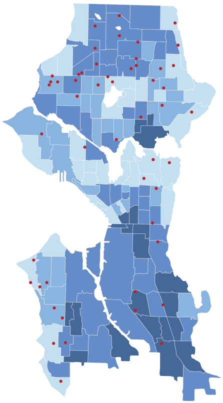

ADU Location Compared to
Income Per Capita

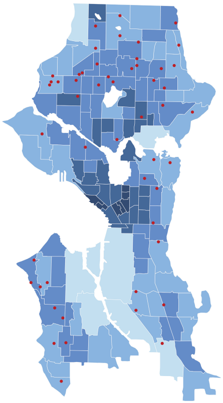
- 🟦 >$55k / year
- 🟦 $42k - $55k / year
- 🟦 $25k - $42k / year
- 🟦 <$25k / year
- 🟥 ADU Location

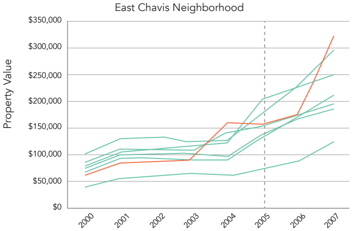

ADU Location Compared to
Urban Density

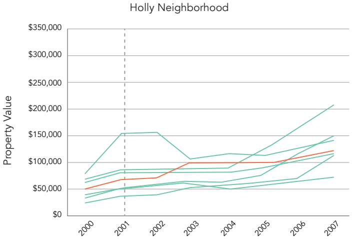
- 🟦 0-2 units/acre
- 🟦 3-5 units/acre
- 🟦 6-10 units/acre
- 🟦 11-30 units/acre
- 🟦 31-60 units/acre
- 🟥 ADU Location

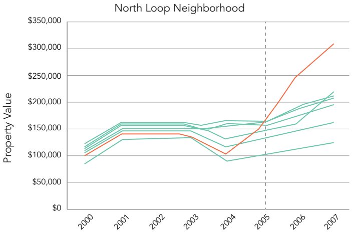







East Chavis Neighborhood


Holly Neighborhood


North Loop Neighborhood

- 🟧 Property with ADU
- 🟩 Neighboring Properties
- - - - Year ADU was built

AUSTIN, TX

revealed that many ADUs increased property values.

Construction Cost	% Mortgage 30 year	Monthly Mortgage + Tax Payment	Rent Standard 60% of MFI	Rent Standard 70% of MFI	Rent Standard 80% of MFI	Average Market Rent in Neighborhood	Maximum Monthly Surplus
$70,000	5.92%	$541.69	$358.28	$417.99	$477.70	$622.50	$80.81
$70,000	6.29%	$558.42	$358.28	$417.99	$477.70	$622.50	$64.08
$70,000	6.50%	$568.05	$358.28	$417.99	$477.70	$622.50	$54.45
$90,000	5.92%	$696.46	$358.28	$417.99	$477.70	$622.50	($73.96)
$90,000	6.29%	$717.97	$358.28	$417.99	$477.70	$622.50	($95.47)
$90,000	6.50%	$730.34	$358.28	$417.99	$477.70	$622.50	($107.84)
$110,000	5.92%	$851.23	$358.28	$417.99	$477.70	$622.50	($228.73)
$110,000	6.29%	$877.52	$358.28	$417.99	$477.70	$622.50	($255.02)
$110,000	6.50%	$892.64	$358.28	$417.99	$477.70	$622.50	($270.14)

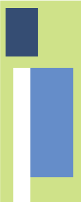
Construction Cost	% Mortgage 30 year	Monthly Mortgage + Tax Payment	Rent Standard 60% of MFI	Rent Standard 70% of MFI	Rent Standard 80% of MFI	Average Market Rent in Neighborhood	Maximum Monthly Surplus
$70,000	5.92%	$541.69	$435.00	$507.00	$580.00	$622.50	$80.81
$70,000	6.29%	$558.42	$435.00	$507.00	$580.00	$622.50	$64.08
$70,000	6.50%	$568.05	$435.00	$507.00	$580.00	$622.50	$54.45
$90,000	5.92%	$696.46	$435.00	$507.00	$580.00	$622.50	($73.96)
$90,000	6.29%	$717.97	$435.00	$507.00	$580.00	$622.50	($95.47)
$90,000	6.50%	$730.34	$435.00	$507.00	$580.00	$622.50	($107.84)
$110,000	5.92%	$851.23	$435.00	$507.00	$580.00	$622.50	($228.73)
$110,000	6.29%	$877.52	$435.00	$507.00	$580.00	$622.50	($255.02)
$110,000	6.50%	$892.64	$435.00	$507.00	$580.00	$622.50	($270.14)

Construction Cost	% Mortgage 30 year	Monthly Mortgage + Tax Payment	Rent Standard 60% of MFI	Rent Standard 70% of MFI	Rent Standard 80% of MFI	Average Market Rent in Neighborhood	Maximum Monthly Surplus
$70,000	5.92%	$541.69	$517.26	$603.47	$689.68	$840.00	$298.31
$70,000	6.29%	$558.42	$517.26	$603.47	$689.68	$840.00	$281.58
$70,000	6.50%	$568.05	$517.26	$603.47	$689.68	$840.00	$271.95
$90,000	5.92%	$696.46	$517.26	$603.47	$689.68	$840.00	$143.54
$90,000	6.29%	$717.97	$517.26	$603.47	$689.68	$840.00	$122.03
$90,000	6.50%	$730.34	$517.26	$603.47	$689.68	$840.00	$109.66
$110,000	5.92%	$851.23	$517.26	$603.47	$689.68	$840.00	($11.23)
$110,000	6.29%	$877.52	$517.26	$603.47	$689.68	$840.00	($37.52)
$110,000	6.50%	$892.64	$517.26	$603.47	$689.68	$840.00	($52.64)

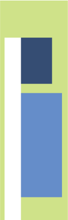
NATIONAL REGULATIONS

	A.D.U. MAXIMUM SQUARE FOOTAGE	PARKING SPACE REQUIRED	OWNER OCCUPANCY	ALLOWED # OF UNRELATED RESIDENTS	MINIMUM LOT SIZE	MINIMUM SEPARATION FROM PRIMARY UNIT	ARCHITECTURALLY COMPATIBLE	HEIGHT REQUIREMENT
Boulder, CO	1/3 the gross floor area of the primary unit.	✓	✓	FAMILY + 👤👤	6,000 sq ft	✗	✓	✓
Portland, OR	800 sq ft (or <75% of the sq ft of the primary residence, whichever is less)	✗	✗	FAMILY + 👤👤👤👤👤	✗	6 ft	✓	✓
Austin, TX	850 sq ft	✓	✓	👤👤👤👤 + 👤👤	5,750 sq ft	15 ft	✗	✓
Seattle, WA	800 sq ft	✓	✓	👤👤👤👤 👤👤👤👤	4,000 sq ft	5 ft	✓	✓
Vancouver, WA	40% of gross floor area of primary structure	✗	✓	👤👤👤👤 👤👤👤👤	5,000 sq ft	✗	✓	✓
Asheville, NC	500 sq ft	✗	✗	👤👤👤 👤👤👤	✗	✗	✗	✓

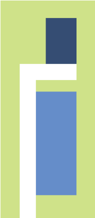
NATIONAL VS RALEIGH: LOT SIZES & DENSITIES



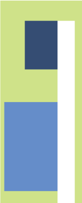
Portland, OR



Seattle, WA



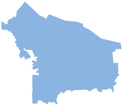
Austin, TX



Raleigh, NC (proposed)

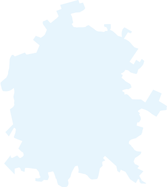
POPULATION PER SQUARE MILE

■	7,000 - 8,000
■	6,000 - 7,000
■	5,000 - 6,000
■	4,000 - 5,000
■	3,000 - 4,000
■	2,000 - 3,000



• Population	583,776
• City	145.09 sq mi
• Density	4,375.1/sq mi

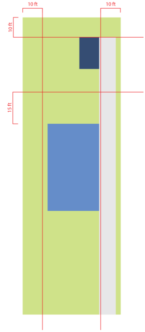
• Population	608,660
• City	142.5 sq mi
• Density	7,774/sq mi



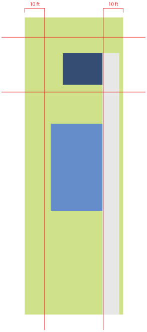
• Population	885,400
• City	271.8 sq mi
• Density	2,758.43/sq mi

• Population	431,746
• City	144.8 sq mi
• Density	3,023.4/sq mi

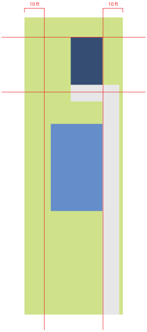
TYPICAL MORDECAI LOT: ADU VARIATIONS



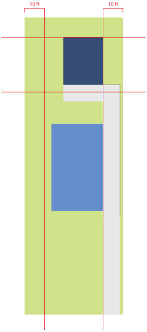
150 SQF



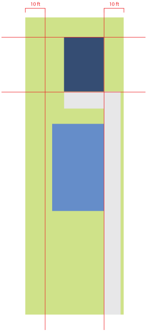
300 SQF



400 SQF



450 SQF



550 SQF