Santa Cruz County ADU Study
Community Workshop
April 17, 2017
Orientation

1. What is an ADU?
2. Purpose of the ADU Study
3. Recent Changes in ADU Regulations
4. ADU Resources from this Study
5. Organization of Workshop Stations
6. Providing Feedback
What is an ADU?

- An Accessory Dwelling Unit (ADU), also known as an in-law unit or granny flat, is a smaller housing unit added to a lot already containing a single-family home.

- ADUs can be constructed new or converted from existing space. They come in several varieties:
  - Detached structure
  - Over a garage
  - Attached to the main house
  - Conversion of existing accessory structure (e.g. barn or garage)
  - Conversion of existing space within the main house
Purpose of the ADU Study

- Housing supply is constrained in Santa Cruz County and statewide
- Santa Cruz County is consistently ranked one of the “least affordable” places to live nationwide
- ADUs can provide affordable housing without altering neighborhood character
Recent Changes in ADU Regulations

- Recent state legislation relaxed ADU regulations and directed local agencies to create ordinances to encourage the creation of ADUs.

- In response, the County revised development standards for ADUs while easing requirements for:
  - Permitting
  - Parking
  - Sprinkler Requirements
  - Minimum Setbacks
More ADU Resources from this Study

- **ADU Survey (complete)** – received responses from homeowners who have built or are interested in building ADUs, as well as design professionals.

- **Design Book (coming soon)** – will illustrate approaches you can take to design an ADU in a variety of ways based on location, size, etc.

- **How To/Financing Guide (coming soon)** – will assist homeowners with information about financing an ADU as well as navigating the permit process.

  These resources are informed by your feedback!
Organization of Workshop Stations

- Introduction and Study Overview
- Survey Results
- ADU Design
  - Current ADU Regulations
  - Design Examples
    - See what ADU configurations are possible on different lot sizes and locations
  - Questions for Feedback
- Financing Your ADU
Your Feedback is Important

- The County wants your input on how to improve the ADU resources and make the process of creating an ADU that fits into your neighborhood even easier.
- Please visit all of the stations and share your thoughts at each one, using post-it notes or the flip charts. You can also leave a comment card.
- Your feedback will help us shape the resources for building ADUs, as well as the regulations themselves.